



KIRKLAND PARKPLACE

Mixed-Use Development

457 CENTRAL WAY
KIRKLAND, WA 98033

DESIGN RESPONSE CONFERENCE
SUBMITTAL : NOVEMBER 13, 2015
PRESENTATION : NOVEMBER 16, 2015

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COLLINS
C
ERMAN

RYAN
BUILDING SOLUTIONS. RE-IMAGINING.

TALON
PRIVATE CAPITAL

INTRODUCTION

PROJECT INFORMATION

LOCATION	457 Central Way Kirkland, WA 98033
DEVELOPER	Talon Private Capital, LLC William Leedom 720 Olive Way, Suite 1020 Seattle, WA 98101 (206) 607 - 2561 leedom@talonprivate.com
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LANDSCAPE ARCHITECT	Hewitt 101 Stewart Street Suite 200 Seattle, WA 98101 Kris Snider 206.624.8154 ksnider@hewittseattle.com

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Reviewed by: _____

INTRODUCTION

Project Summary - Phase 1

DEVELOPMENT OBJECTIVES



* BUILDING D: 69,000 SF office building to be removed after Building F is occupied

The submittal package for this Design Response conference will address color and material selections for all buildings and planting selections for the entire site, as well as a review of physical samples of paving and decking materials. This meeting will also address outstanding items from previous Design Response Conferences, with the goal of positioning the project for final approval at the December 7, 2015 Design Review Board meeting. Many of the materials included in this submittal have been reviewed in previous DRC meetings in preliminary form, and this meeting will serve as a brief review of those materials as well as any new materials.

For the commercial buildings, most of the materials shown do not have manufacturer designations, as specific suppliers of materials have not been selected at this time. Material boards for all buildings and site paving were submitted on November 10, 2015 for Design Review board viewing prior to DRC #5.

Items for discussion:

1. Site design
 - a. Paving Material samples
 - b. Plant materials and placement
2. Building A
 - a. Final colors and materials
3. Building E
 - a. Final colors and material palette
 - b. East and west façade expression
 - c. North façade, central bay expression
4. Building F
 - a. Final colors and materials palette
5. Buildings B, G and F1
 - a. Final colors and materials palette

SITE DEVELOPMENT (APPROX. AREAS)

	PHASE 1 BUILDINGS						TOTAL: PHASE 1	TOTAL: FULL BUILD-OUT		
	A	E	F	B	F1	G				
Office	--	194,000	189,000	--	--	--	383,000	605,000 SF	up to	650,000 SF
Residential	168,000	--	--	--	--	--	168,000	285,000 SF	up to	300,000 SF
Retail	3,000	31,000	47,000	4,000	1,600	2,000	86,000	100,000 SF	up to	125,000 SF
Grocery	--	--	47,000	--	--	--	47,000	47,000 SF		
Retail/Entertainment	--	--	--	--	--	--	--	40,000 SF		
Health Club	--	--	--	--	--	--	--	13,000 SF		
Totals	171,000	224,000	284,000	4,000	1,600	2,000	686,600 *	1,115,000 SF	up to	1,175,000 SF

SITE PLAN | OVERALL

Kirkland Parkplace | DESIGN REVIEW | 11.16.2015



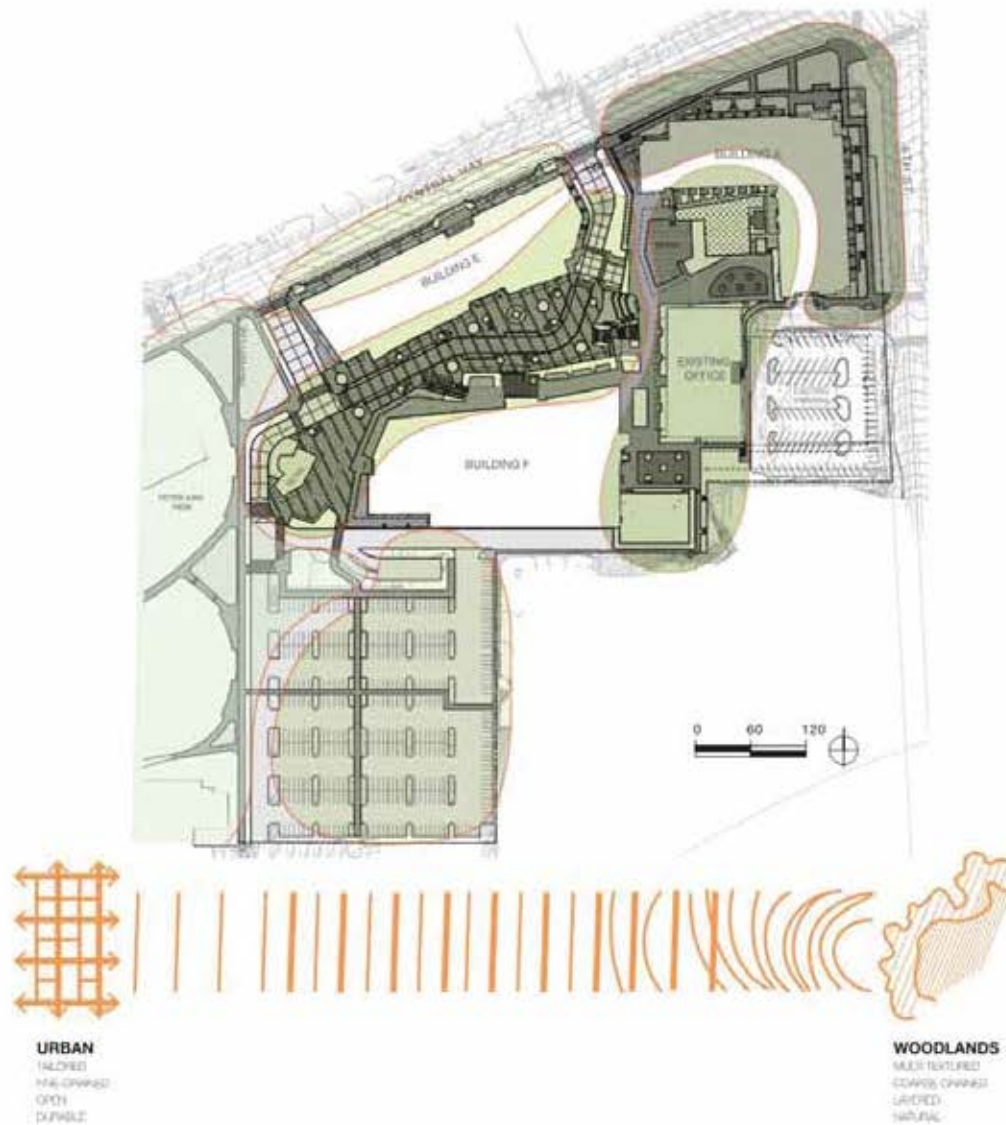
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PLANTING PLAN | OVERALL

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LANDSCAPE ZONES

- PARK EDGE**
Soft :: Flowing :: Sun-loving :: vibrant :: Textured
- SURFACE PARKING**
Patterned :: Sun-loving :: Visually Clear
- CENTRAL WAY FRONTAGE**
Urban :: Sun-Shade Tolerant :: Tough
- LEVEL 1 :: PLAZA**
Civil :: Sun-Shade Tolerant :: Seasonal color accents
- LEVEL 2 PLAZA**
Urban :: Ordered :: Sun-Shade Tolerant :: Seasonal color accents
- CENTRAL + 6TH**
Natural / Organized :: Native/WW Adaptive :: Layered :: Shade tolerant



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TREE PLAN | PARK EDGE

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TREE PLAN - PARK EDGE

- **LARGE DECIDUOUS SHADE TREES**
Aesculus hippocastanum - Horse Chestnut
Quercus alba - White Oak
- **ENTRY DRIVE TREES**
Ulmus parvifolia - Chinese Elm
Zelkova serrata - Japanese Elm
- **EVERGREEN TREES**
Calocedrus decurrens - Incense Cedar
- **COLUMNAR DECIDUOUS TREES**
Acer rubrum 'Bowhall' - Bowhall Red Maple
Acer rubrum 'Armstrong' - Armstrong Red Maple
- **SMALL ACCENT TREES**
Amelanchier x grandiflora - Serviceberry
Magnolia 'Galaxy' - Galaxy magnolia
Sorbus aucuparia 'Michred' - Cardinal Royal Sorbus



Aesculus hippocastanum



Quercus alba



Ulmus parvifolia



Zelkova serrata



Acer rubrum 'Bowhall'



Sorbus aucuparia 'Michred'



Magnolia 'Galaxy'



Amelanchier x grandiflora



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TREE PLAN | SURFACE PARKING

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TREE PLAN - SURFACE PARKING

PARKING LOT TREES

Fraxinus pennsylvanica 'Summit' - Summit Green Ash
Fraxinus pennsylvanica 'Palmara' - Green Ash
Acer nigrum - Red Maple

COLUMNAR DECIDUOUS TREES

Carpinus betulus 'Frans Fontaine' - Frans Fontaine Hornbeam
Liriodendron tulipifera 'Fastigiate' - Fastigiate Tulip Tree

FLOWERING ACCENT TREES

Pyrus calleryana 'Chanticleer' - Chanticleer Flowering Pear
Prunus sargentii 'Columnaris' - Columnar Sargent Cherry

EVERGREEN TREES

Thuja plicata - Western Redcedar



Liriodendron tulipifera 'Fastigiate'



Fraxinus pennsylvanica 'Summit'



Carpinus betulus 'Frans Fontaine'



Pyrus calleryana 'Chanticleer'



Thuja plicata



Acer nigrum 'Fastigiate'



Fraxinus pennsylvanica 'Palmara'



Prunus sargentii 'Columnaris'



Prunus sargentii 'Columnaris'



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TREE PLAN | CENTRAL WAY FRONTAGE

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TREE PLAN - CENTRAL WAY FRONTAGE

- STREET TREES
Acer truncatum x platanoides 'Katholoni' - Norwegian Sunset Maple
- ENTRY DRIVE TREES
Ulmus parvifolia - Chinese Elm
Zelkova serrata - Japanese Elm
- FLOWERING ACCENT TREES
Stewartia pseudocamellia - Stewartia
Sorbus aucuparia 'Michred' - Cardinal Royal Sorbus



Acer truncatum x platanoides 'Katholoni'



Ulmus parvifolia



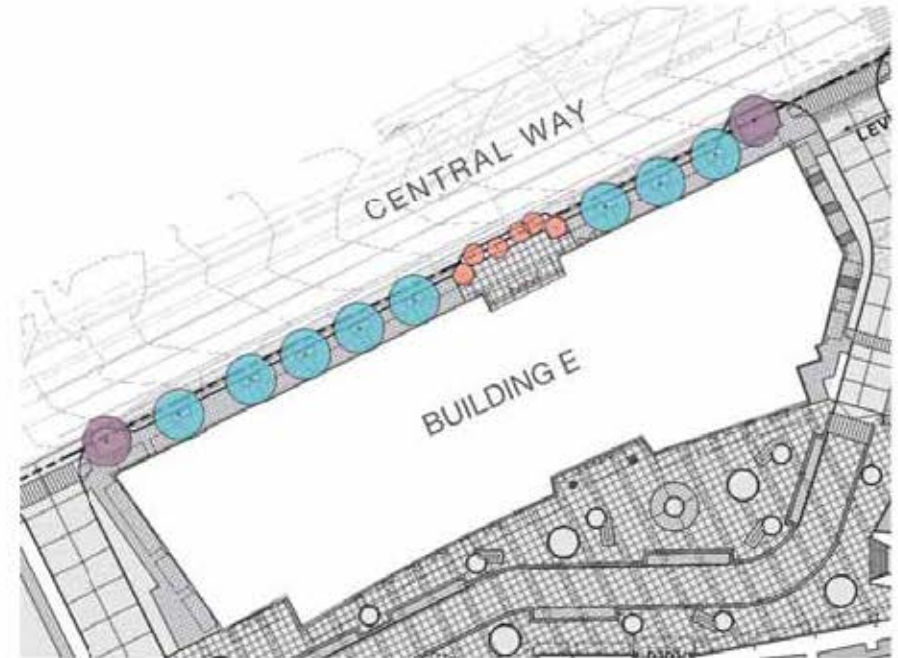
Zelkova serrata



Sorbus aucuparia 'Michred'



Stewartia pseudocamellia



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TREE PLAN | LEVEL 1 WOONERF SPINE

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TREE PLAN - WOONERF SPINE

LARGE DECIDUOUS SHADE TREE (MATCHING + SPECIMEN)

Coronilla - Katsura Tree
Fagus grandifolia - Beech
Fraxinus - Ash
Quercus - Oak

MEDIUM TREES

Acer glabrum - Paperbark maple
Acer palmatum - Japanese maple
Ranalis persica - Persian ironwood
Stewartia pseudocamellia - Stewartia

ENTRY DRIVE TREES

Ulmus parvifolia - Chinese Elm
Zelkova serrata - Japanese Elm

SMALL ACCENT TREES

Amelanchier x grandiflora - Serviceberry
Magnolia 'Galaxy' - Galaxy magnolia
Sorbus aucuparia 'Microdon' - Cardinal Royal Sorbus



Fagus grandifolia

Coronilla

Acer glabrum



Amelanchier x grandiflora

Magnolia 'Galaxy'

Sorbus aucuparia 'Microdon'



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TREE PLAN | LEVEL 2 PLAZA

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TREE PLAN - LEVEL 2 PLAZA

- **LARGE DECIDUOUS SHADE TREES**
Cercidiphyllum japonicum - Katsura Tree
Ulmus parvifolia 'Emer II' - Alice Chinese Elm
- **COLUMNAR DECIDUOUS TREES**
Acer rubrum 'Armstrong' - Armstrong Maple
Fagus sylvatica 'Fastigata' - Columnar European Beech
- **SMALL ACCENT TREES**
Acer ginnala 'Flame' - Amur maple 'Flame'
Amelanchier x grandiflora 'Autumn Brilliance' - Autumn Brilliance Serviceberry
Cercis canadensis 'Forest Pansy' - Forest Pansy Redbud
Lagerstroemia indica 'Natchez' - Grape Myrtle
Magnolia grandiflora 'Little Gem' - Little Gem Magnolia
- **EVERGREEN TREES**
Tsuga heterophylla - Western Hemlock
Pinus flexilis 'Morden Wolf's Pyramid' -
Pinus contorta 'Contorta' - Shore Pine
- **GROVE TREES**
Betula utilis var. *jacquemonti* - Himalayan White Birch
Koelneria paniculata - Golden Raintree
Robinia pseudacacia 'Frisa' - 'Frisa' Black locust



Cercidiphyllum japonicum



Ulmus parvifolia 'Emer II'



Amelanchier x grandiflora



Acer ginnala 'Flame'



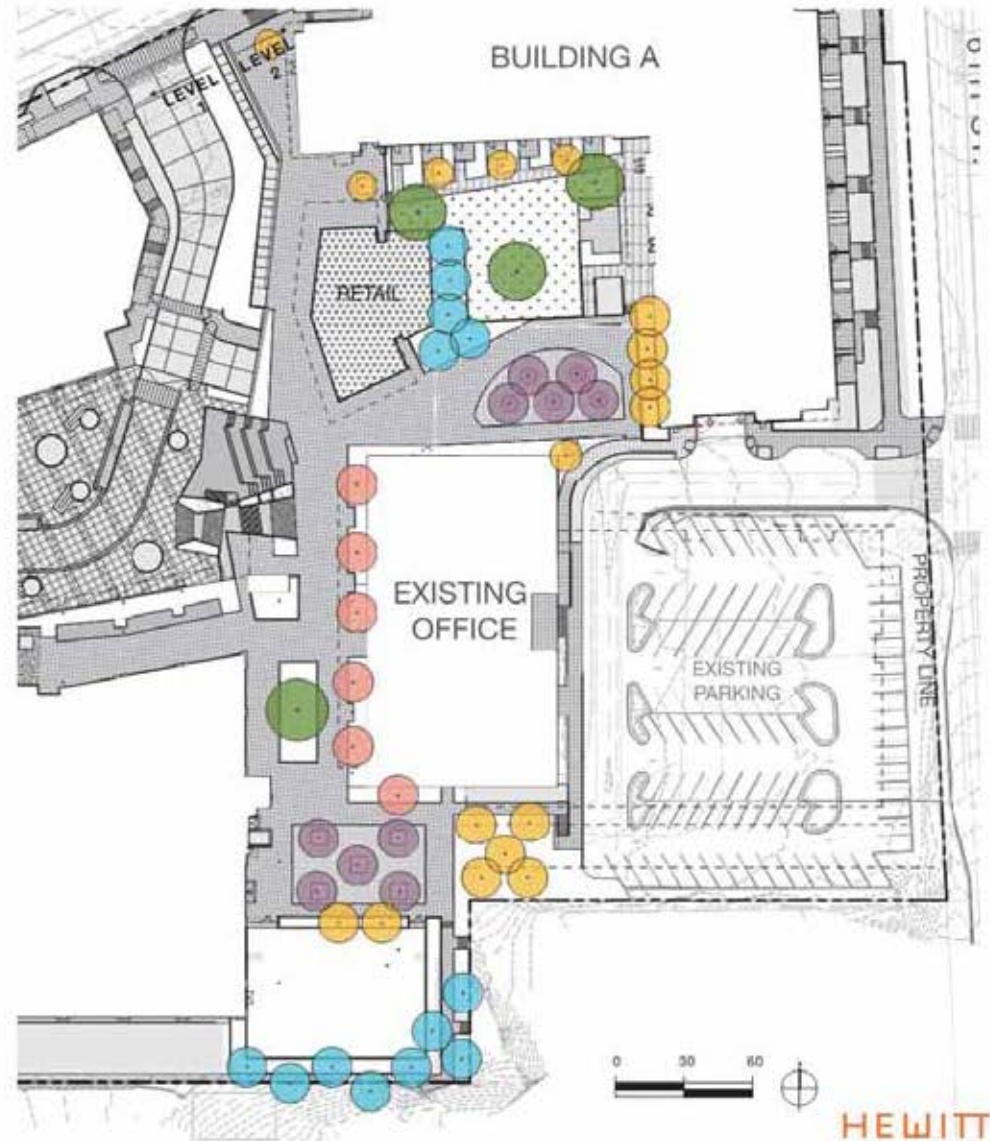
Tsuga heterophylla



Fagus sylvatica 'Fastigata'



Betula utilis var. *jacquemonti*



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TREE PLAN | NORTHEAST RESIDENTIAL

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TREE PLAN - NORTHEAST RESIDENTIAL

- STREET TREES (CENTRAL WAY)
Acer truncatum x platanoides 'Ketholam' - Norwegian Sunset Maple
- STREET TREES (SIT) (STREET)
Fraxinus pennsylvanica 'Palmere' - Fraxinus pennsylvanica 'Palmere'
- ENTRY DRIVE TREES
Ulmus parvifolia - Chinese Elm
Zelkova serrata - Japanese Elm
- LARGE DECIDUOUS SHADE TREES (SPECIMEN)
Carulishyllum japonicum - Katsura Tree
Ulmus parvifolia - Emerald Elm - Also Chinese Elm
- SMALL ACCENT TREES
Acer circutatum - Vine Maple
Acer palmatum - Japanese Maple
Cercis canadensis - Redbud
Stewartia monadelpha - Tai Stewartia



Acer truncatum x platanoides 'Ketholam'



Fraxinus pennsylvanica 'Palmere'



Ulmus parvifolia



Acer circutatum



Acer palmatum



Cercis canadensis



Stewartia monadelpha



6TH ST

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PLANT MATERIAL | PARK EDGE Kirkland Parkplace | DESIGN REVIEW | 11.16.2015

PLANTING PLAN - PARK EDGE

EVERGREEN SHRUBS

Sentocia grisea - Dollybush
Choysa tomentosa "Aztac Pearl" - Aztec Pearl Mexican Orange
Cophostethus nankingensis - Japanese Plum Yew
Raphiolepis umbellata "Mist" - Dwarf Yucca Hawthorn
Lonicera cilialis - Priest Honeysuckle

DECIDUOUS SHRUBS

Viburnum plicatum f. tomentosum "Marshall" - Doublefile Viburnum
Syringa patula "Miss Kim" - Miss Kim Lilac
Celtis arifolia "Hummingbird" - Hummingbird Summerwood
Magnolia stellata - Star Magnolia
Philadelphus "Belle Etoile" - Mock Orange
Cornus sanguinea "Midwinter Fire" - Midwinter Fire Dogwood

GROUNDCOVERS

Rubus auricomus "Mount Vernon" - Mt. Vernon Laurel
Liriope muscari "Big Blue" - Liriope
Fragaria chionose - Coastal strawberry
Euphorbia amygdaloides var. *rubra* - Mrs. Robb's Bonnet

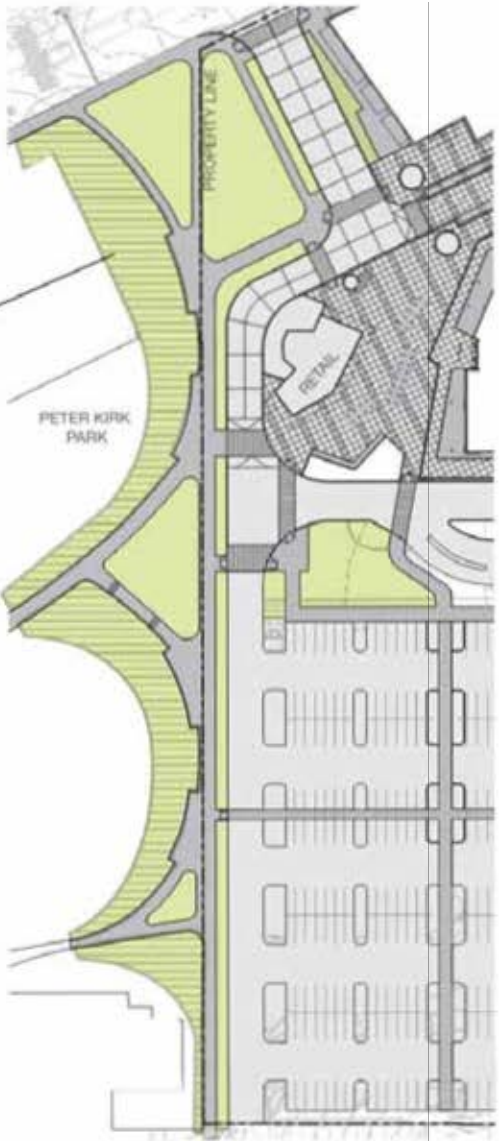
GRASSES

Miscanthus sinensis "Morning Light" - Maiden Grass
Helictotrichon sempervirens - Blue Oat Grass
Pennisetum orientale "Karley Rose" - Karley Rose Oriental Fountain Grass
Calamagrostis x acutiflora "Karl Foerster" - Foerster's Feather Reed Grass
Carex dielsii - Berkeley Sedge
Molinia caerulea ssp. *caerulea* Moorhenne - Purple Moor Grass

PERENNIALS

Rudbeckia hirta - Black-eyed Susan
Hemerocallis spp. - Daylily
Echinacea purpurea - Purple Coneflower
Agapanthus x 'Minima' - Lily of the Nile
Schizostyle coccinea - Kaffi Lily
Allium Globemaster - Ornamental Onion

PARK REPARATION AREA (HYDROSEED)



Raphiolepis umbellata "Mist"
Choysa tomentosa "Aztac Pearl"
Syringa patula "Miss Kim"
Cornus sanguinea "Midwinter Fire"
Rubus auricomus "Mount Vernon"
Miscanthus sinensis "Morning Light"
Helictotrichon sempervirens
Rudbeckia hirta
Agapanthus x 'Minima'



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PLANTING MATERIAL | SURFACE PARKING

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PLANTING PLAN - SURFACE PARKING

EVERGREEN SHRUBS

Lonicera platyca 'Moss Green' - Moss Green Privet
Prunus laurocerasus 'Ota Luyken'
Sorbus aerea 'Daisybush'
Taxus media - Yew

DECIDUOUS SHRUBS

Physocarpus opulifolius 'Seward' - Summer Wine Nandina
Hypericum inodorum 'Mystical Red Star' - Mystical Red Star St. John's Wort
Sorbus x burkeldi 'Dart's Gold'
Cornus sanguinea 'Midwinter Fire' - Midwinter Fire Dogwood

GROUNDCOVERS

Arctostaphylos uva-ursi - Bearberry
Fragaria chiloensis - Coastal strawberry
Prunus laurocerasus 'Mount Vernon' - Dwarf english laurel
Rubus pentstemon 'Emerald Carpet' - Creeping Bramble

GRASSES

Helictotrichon sempervirens - Blue Cat Grass
Carex divisa - Bunchy Sedge
Miscanthus sinensis 'Adagio' - Dwarf Maiden Grass



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PLANTING MATERIAL | CENTRAL WAY FRONTAGE

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PLANTING PLAN - CENTRAL WAY FRONTAGE

EVERGREEN SHRUBS

Prunus laurocerasus 'Otto Luyken' - Otto Luyken Laurel
Lonchocarpus pinnata 'Moss Green' - Moss Green Privet/Honey suckle
Sarcococca nuscifolia - Sweet box

DECIDUOUS SHRUBS

Cornus stolonata 'Kobold' - Dwarf Red-Quinn Dogwood
Celtis sinensis 'Hummelbird' - Hummingbird Summersweet

GROUNDCOVERS

Sarcococca hookeriana var. *humilis* - Himalayan Sweet Box
Linopis muscari 'Big Blue' - Linopis
Rubus pentstemonifolius 'Emerald Carpet' - Creeping Bramble

PERENNIALS

Heuchera - Coral Bells
Achemilia mollis - Lady's Mantle
Aster 'Dott Luce' - Dott Luce Aster
Ligularia sinensis 'Little Rocket' - Little Rocket Ligularia



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PLANTING MATERIAL | LEVEL 1 WOONERF SPINE

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PLANTING PLAN - WOONERF SPINE

EVERGREEN SHRUBS

Raphanopis umbellata 'Mia' - Dwarf Yucca Hawthorn
Abelia x 'Rose Creek' - Rose Creek Abelia
Habe 'Red Edge' - Habe
Habe 'Hinsdale' - Habe
Lavandula angustifolia 'Mikado Blue' - Mikado Blue English Lavender
Buxus 'Stake Valley' - Boxwood

DECIDUOUS SHRUBS

Hydrangea paniculata 'Bombay' - Bombay Hydrangea
Hydrangea paniculata 'Limelight' - Limelight Hydrangea
Rosa Bonica - Bonica Rose
Physocarpus opulifolius 'Seward' - Summer Wine Nivea

GROUNDCOVERS

Rubus perfoliatus 'Dreadful Carpet' - Dreadful Carpet
Liriodendron 'Big Blue' - Liriodendron

PERENNIALS

Agapanthus x 'Mormid' - Lily of the Nile
Hemerocallis spp. - Daylily
Crocus 'George Davidson' - Monticelli
Geum 'Totally Tangerine' - Aconite

GRASSES

Pennisetum orientale 'Katie Rose' - Katie Rose
Miscanthus sinensis 'Little Kitten' - Little Kitten
Carex testacea - Orange Sedge

GREEN ROOF

Sedum 'Tilia (gray)' - Tilia (gray)



IN PROGRESS



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PLANTING MATERIAL | LEVEL 2 PLAZA

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PLANTING PLAN - LEVEL 2 PLAZA

EVERGREEN SHRUBS

Prunella umbellata 'Minor' - Dwarf Yucca Hawthorn
Vaccinium ovatum - Evergreen huckleberry
Choisya ternata - Mexican orange blossom
Athanasia undulata 'Compacta' - Compact Strawberry Tree

DECIDUOUS SHRUBS

Viburnum carlesii - Arrowwood
Fothergilla gardenii - Dwarf fothergilla
Philadelphus lewisii 'Bizzard' - Lewis' Mock Orange
Hydrangea paniculata 'Little Lamb' - Dwarf Panicle Hydrangea
Cornus alternifolia 'Fancy' - Arctio Fire Dogwood
Ribes sanguineum 'King Edward' - King Edward flowering currant

GROUNDCOVERS

Arctostaphylos uva-ursi - Bearberry
Fragaria chiloensis - Chilean strawberry
Bergenia 'Bathy draft' - Elephant ears
Prunus laurocerasus 'Mount Vernon' - Dwarf english laurel

PERENNIALS

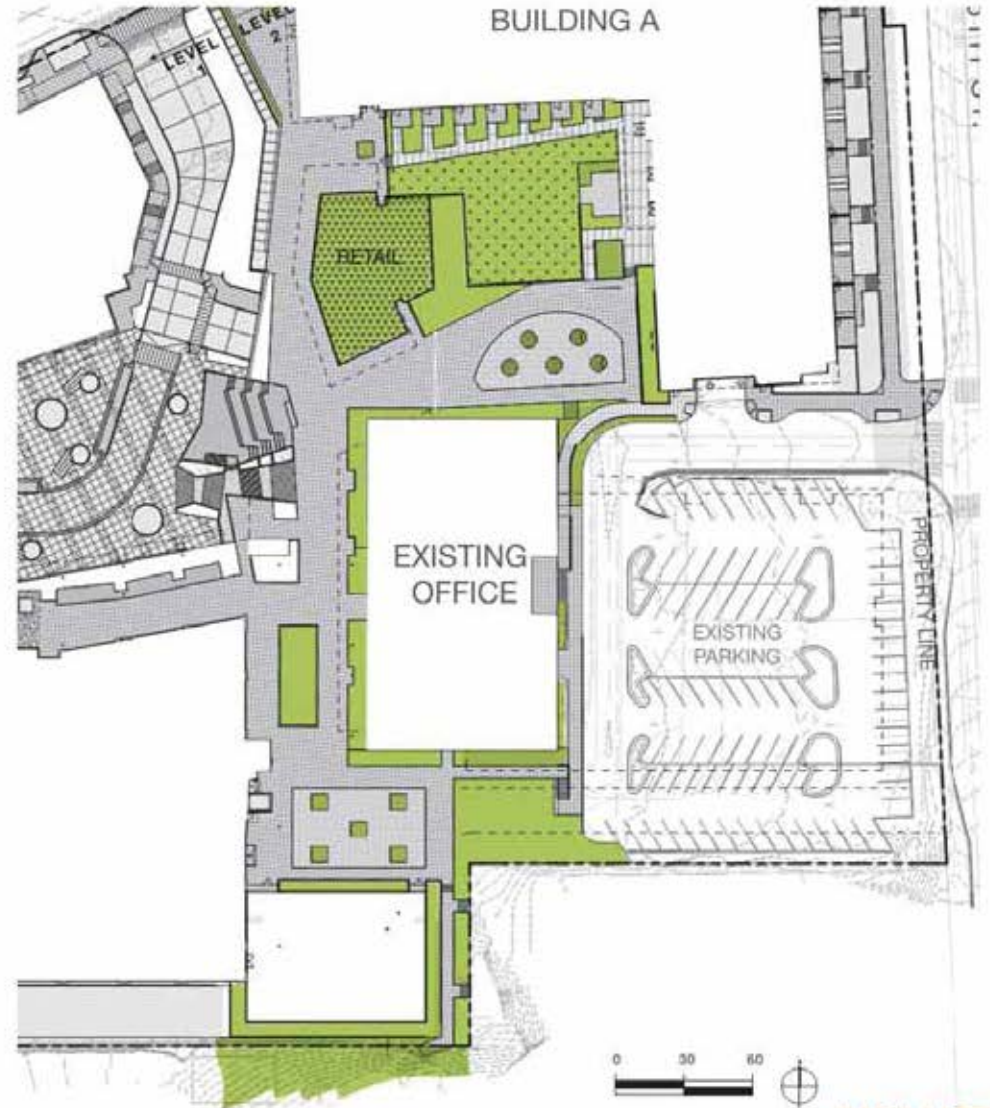
Aquilegia formosa - Red columbine
Crocus 'Emily McKenzie' - Montrose
Hemerocallis 'Stella d'oro' - Daylily
Botanophila 'Crimson flag fly' - Crimson flag fly
Aster 'Hilari' - Aster

GREEN ROOF

Sedum 'Tess' - Sedum

TUFF

IN PROGRESS



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PLANTING MATERIAL | NORTHEAST RESIDENTIAL

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PLANTING PLAN - NORTHWEST RESIDENTIAL

EVERGREEN SHRUBS

Sarcococca ruscolifolia - Sweet box
Mahonia nervosa - Cascade Oregon-grape
Nerita latifolia - Mountain laurel
Opuntia harringtonii - Japanese plum yew
Viburnum davidii - David Viburnum
Wickströmia dentata - Evergreen Huckleberry

DECIDUOUS SHRUBS

Cornus sericea 'Farrow' - Red twig dogwood
Cornus alba 'Bailhail' - Ivory Halo dogwood
Hydrangea quercifolia 'Snow Queen' - Snow Queen oakleaf hydrangea
Hydrangea quercifolia 'Munchkin' - Munchkin oakleaf hydrangea
Cotinus alba 'Lamb's Ear' - Lamb's Ear

GROUNDCOVERS

Liriodendron muscari 'Big Blue' - Liriodendron
Asarum canadense 'Ogoni' - Golden Variegated Sweet Flag
Galium odoratum - Sweet woodruff
Helleborus 'Ivory Pinet' - Lenten Rose

FERNS

Polystichum munitum - Varden Swordfern
Blechnum spicant - Deer Fern
Cyrtomium erythrosora 'Brilliance' - Autumn fern

PERENNIALS

Acorus gramineus 'Ogoni' - Bear's Braid
Polygonatum odoratum var. *punctatum* 'Variegatum' - Solomon's seal
Hasta 'Eola sapphire' - Eola Sapphire Lily
Asilix 'Delft Lace' - False Spirea
Anemone x hybrida 'Honorine Jobert' - Windflower
Is Eriola 'Variegata' - Japanese Iris

IN PROGRESS



Sarcococca ruscolifolia

Mahonia nervosa

Cornus alba 'Bailhail'

Hydrangea quercifolia

'Snow Queen'

Liriodendron muscari 'Big Blue'



Polystichum munitum



Asarum canadense



Cyrtomium erythrosora

'Brilliance'



Hasta 'Eola sapphire'



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BUILDING EXTERIOR DESIGN

PERSPECTIVE - CORNER OF 6TH AND CENTRAL



BUILDING EXTERIOR DESIGN

PERSPECTIVE - CORNER OF 6TH AND CENTRAL



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WEBER THOMPSON 

BUILDING EXTERIOR DESIGN

PERSPECTIVE - ALONG CENTRAL WAY, LOOKING EAST AT 5TH STREET ENTRY



BUILDING EXTERIOR DESIGN

PERSPECTIVE - ALONG CENTRAL WAY, LOOKING EAST AT 5TH STREET ENTRY



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BUILDING EXTERIOR DESIGN

PERSPECTIVE - VIEW FROM UPPER PLAZA



BUILDING EXTERIOR DESIGN

PERSPECTIVE - VIEW FROM UPPER PLAZA



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BUILDING EXTERIOR DESIGN

PERSPECTIVE - LOOKING NORTH ALONG 6TH STREET



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BUILDING EXTERIOR DESIGN

PERSPECTIVE - LOOKING NORTH ALONG 6TH STREET



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BUILDING EXTERIOR DESIGN

ROWHOUSE PERSPECTIVE



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BUILDING EXTERIOR DESIGN

ROWHOUSE PERSPECTIVE



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BUILDING PLANS

LEVEL 1



BUILDING PLANS

LEVEL 2



BUILDING PLANS

LEVELS 3 & 4



BUILDING PLANS

LEVEL 5



BUILDING PLANS

LEVEL 6



BUILDING PLANS

ROOF LEVEL



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EXTERIOR MATERIALS



A FIBER CEMENT PANEL



B FIBER CEMENT PANEL



C WOOD GRAIN MATERIAL



D FIBER CEMENT PANEL



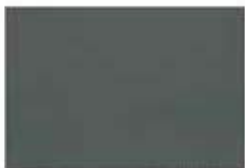
E METAL PANEL



F STACKED BOND COAL CREEK BRICK W/ SOLDIER COURSE DETAIL



WINDOW FRAME (WITHIN MATERIAL A)



WINDOW FRAME (WITHIN MATERIALS B, E AND BRICK)



METAL COLOR (BALCONIES, HANDRAILS, ETC.)

BUILDING EXTERIOR DESIGN

NORTH ELEVATION



0 8' 16' 32'
1/16"=1'-0"

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BUILDING EXTERIOR DESIGN

WEST ELEVATION



BUILDING EXTERIOR DESIGN

SOUTH ELEVATION



0 8' 16' 32'
1/16"=1'-0"

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BUILDING EXTERIOR DESIGN

EAST ELEVATION



0 8' 16' 32'
1/16"=1'-0"

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WEBER THOMPSON



KIRKLAND PARKPLACE

Mixed-Use Development

DESIGN RESPONSE CONFERENCE #5

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RYAN
BUILDING LASTING RELATIONSHIPS

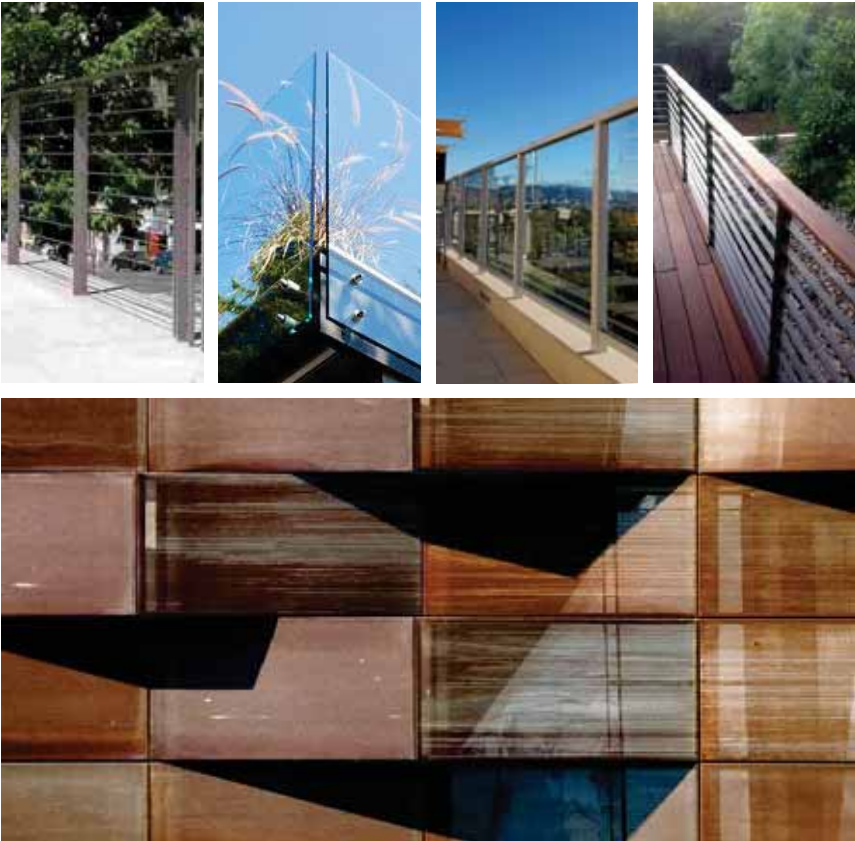
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MATERIALS AND FINISHES PALETTE

A variety of materials will be used to create a vibrant urban community where shoppers, workers and residents will find craftsmanship, diversity, and a sense of place. Materials such as stone, wood, masonry, precast concrete and metal are juxtaposed with a modern glass

expression to accommodate the need for flexible office space and the desire for a tactile and visual experience. The material palette reflects the casual, accepting nature of Kirkland while embracing its vitality and forward thinking future.



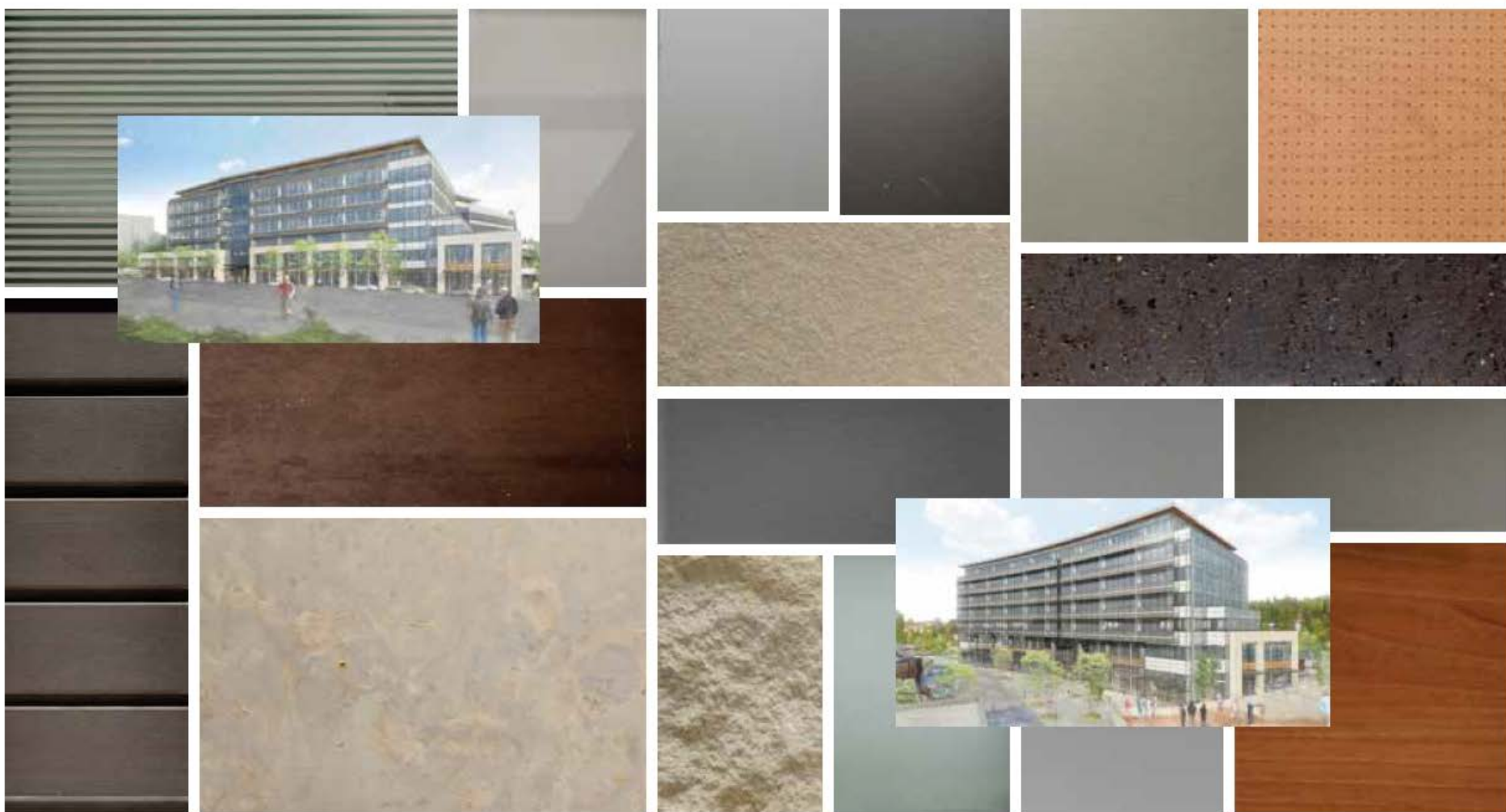
BUILDINGS B, G, AND F1



Materials and Finishes Palette

Materials and Finishes Palette

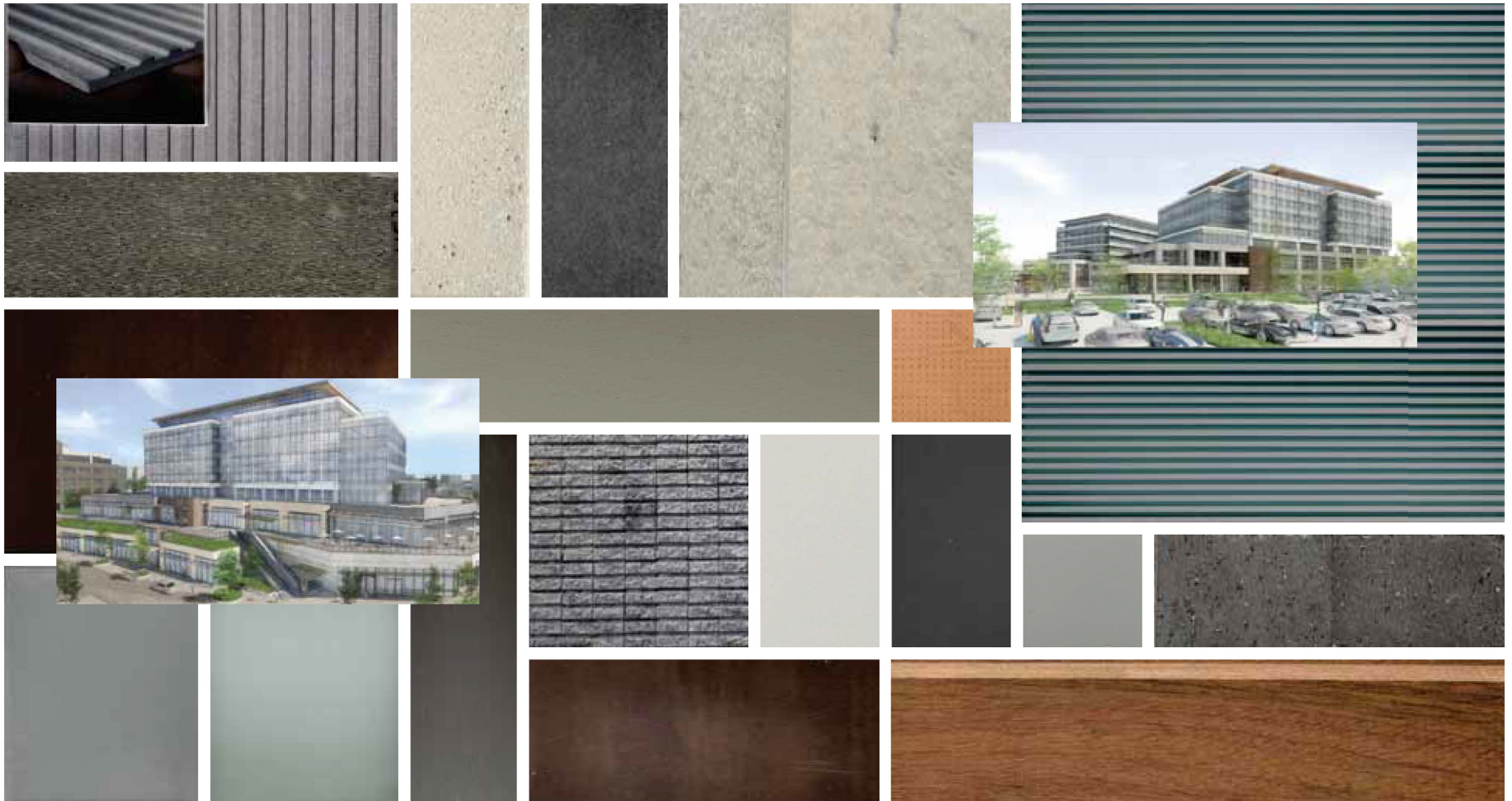
BUILDING E



DESIGN CONCEPT | EXTERIOR FINISHES

Materials and Finishes Palette

BUILDING F



DESIGN CONCEPT | BUILDING E

Overview

LOCATOR MAP



SUMMARY - BUILDING E MATERIALS

The base of Building E is comprised of a light colored limestone frame expression that wraps the north, east, and west facades, incorporating abundant glass for visibility into the retail spaces at grade and plenty of light for the office above. Warm grey mullions and wood grained phenolic resin board complement the stone and dark, iron spot brick anchors the base below the retail storefronts. On the south façade, the pilasters and columns are warm grey metal panel, while the wood accents and mullion color remain the same. Retail tenants will have the ability to personalize their store fronts within the confines of the building expression; all retail façade build outs will be subject to the Master Architect review. The central "Great Room" entries incorporate vestibules clad with a rich patinated metal that ties

in with the office entries on Building F. At the tower, a unitized glass curtainwall uses neutral low- e glass and a light silver toned metal panel with darker grey mullion extensions and fins at the east and west, wrapping to the north and south elevations. On the north façade, the curtainwall incorporates a charcoal colored textured terra cotta (or a matte, zinc finish metal panel) with horizontal reveals to add texture. The south curved curtainwall uses a warm gray fritted glass line pattern spandrel above and below the floor line. At the roof, a darker grey metal is used in conjunction with a wood-toned metal soffit to give the roof overhang a soft, warm appearance.



PERSPECTIVE FROM CENTRAL WAY TOWARD BUILDING E



DESIGN CONCEPT | BUILDING E

Materials and Finshes Palette

BUILDING E PODIUM



E 01 STONE



E 10 VISION GLASS



E 05 METAL PANEL



E 03 METAL PANEL COLUMN COVER



E 02 BRICK



E 13 PATINATED METAL



E 09 WOOD RAINSCREEN

BUILDING E TOWER



E 12 FRITTED SPANDREL GLASS



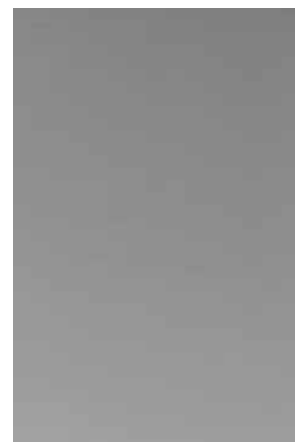
E 08 METAL DETAILS



E 04 TERRA COTTA OR ZINC-FINISH
METAL PANEL WITH REVEALS



E 11 OPAQUE SPANDREL GLASS



E 07 METAL DETAILS



E 05 METAL PANEL



E 06 METAL PANEL

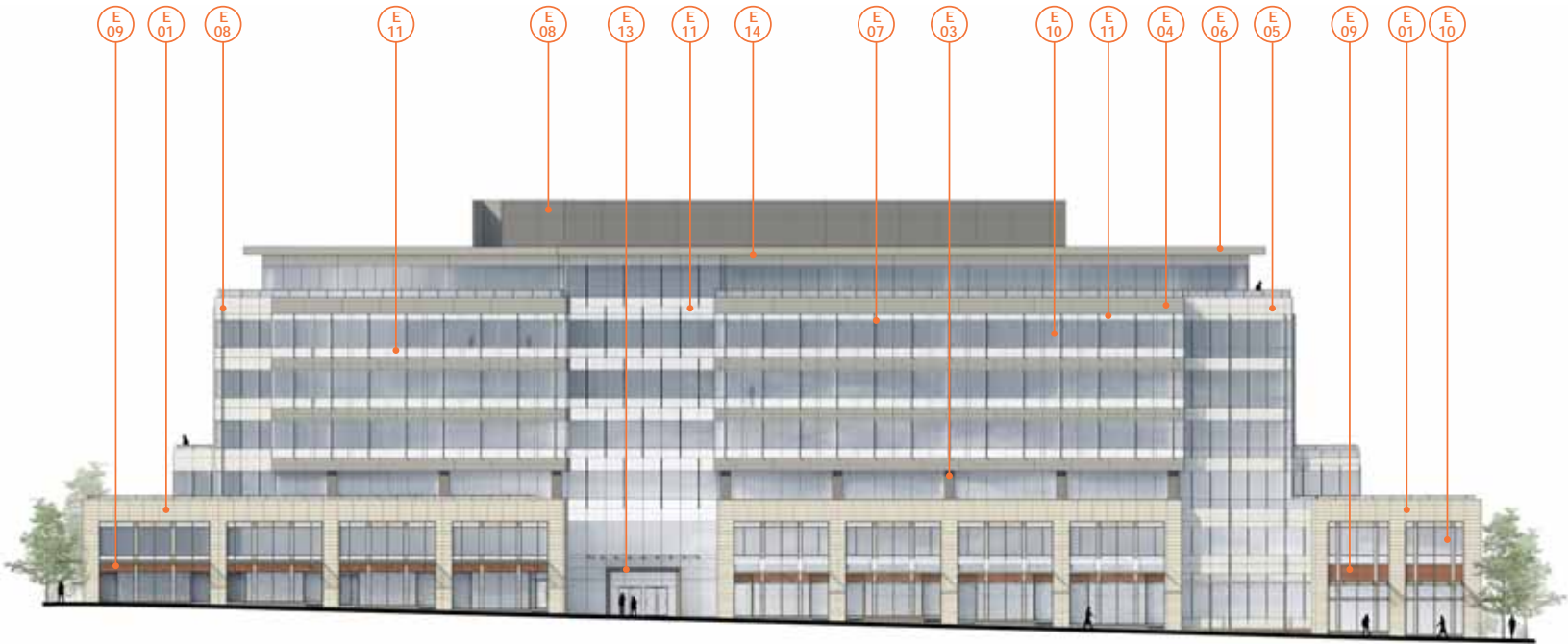
E 14 METAL SOFFIT



DESIGN CONCEPT | BUILDING E

Elevations

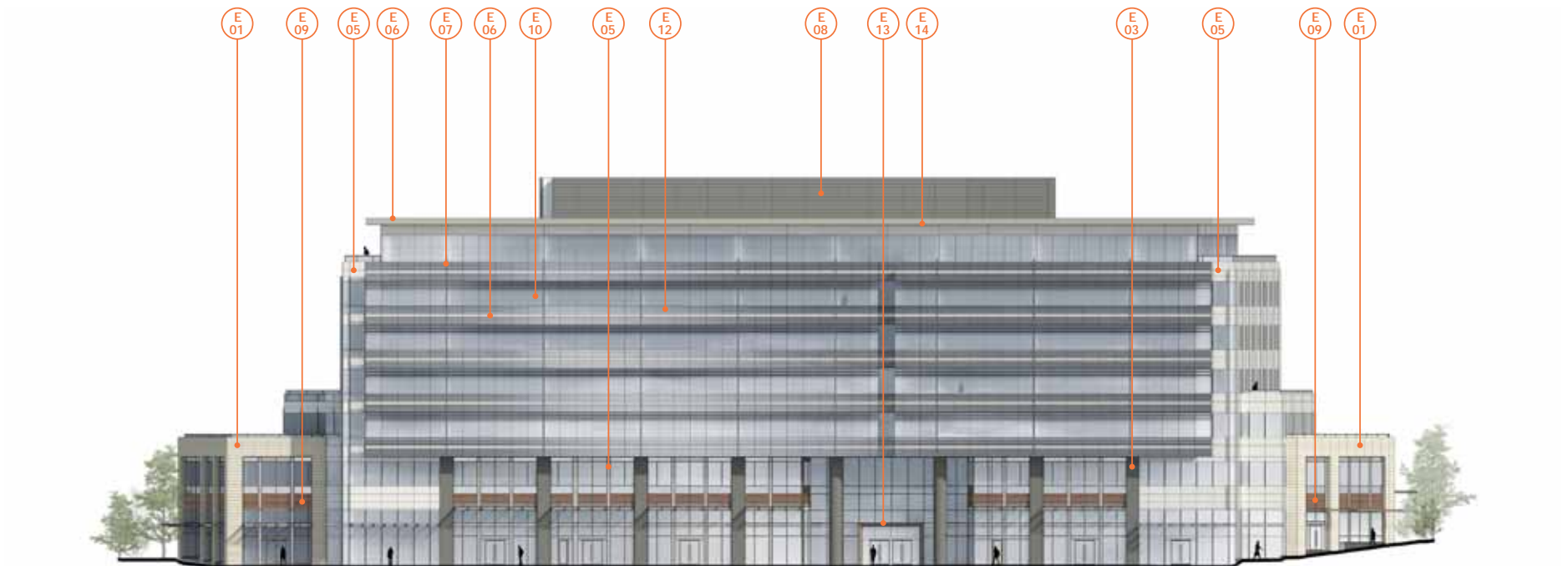
NORTH ELEVATION



LEGEND

- | | | | |
|---|--|--|--|
| <div>E 01</div> STONE (BEIGE / OFF-WHITE) | <div>E 05</div> METAL PANEL (SILVER GREY) | <div>E 09</div> WOOD-TONED RAINSCREEN | <div>E 13</div> PATINATED METAL |
| <div>E 02</div> BRICK (NORMAN IRON SPOT / SIMILAR) | <div>E 06</div> METAL PANEL (PEWTER) | <div>E 10</div> VISION GLASS (NEUTRAL TONE) | <div>E 14</div> WOOD TONE METAL SOFFIT |
| <div>E 03</div> METAL PANEL COLUMN COVER (WARM DARK GREY) | <div>E 07</div> METAL DETAILS (MATTE GREY) | <div>E 11</div> OPAQUE SPANDREL GLASS (GREY) | |
| <div>E 04</div> TERRA COTTA OR ZINC-FINISH METAL PANEL WITH REVEALS | <div>E 08</div> METAL DETAILS (DARK GREY METALLIC) | <div>E 12</div> FRITTED SPANDREL GLASS | |

SOUTH ELEVATION



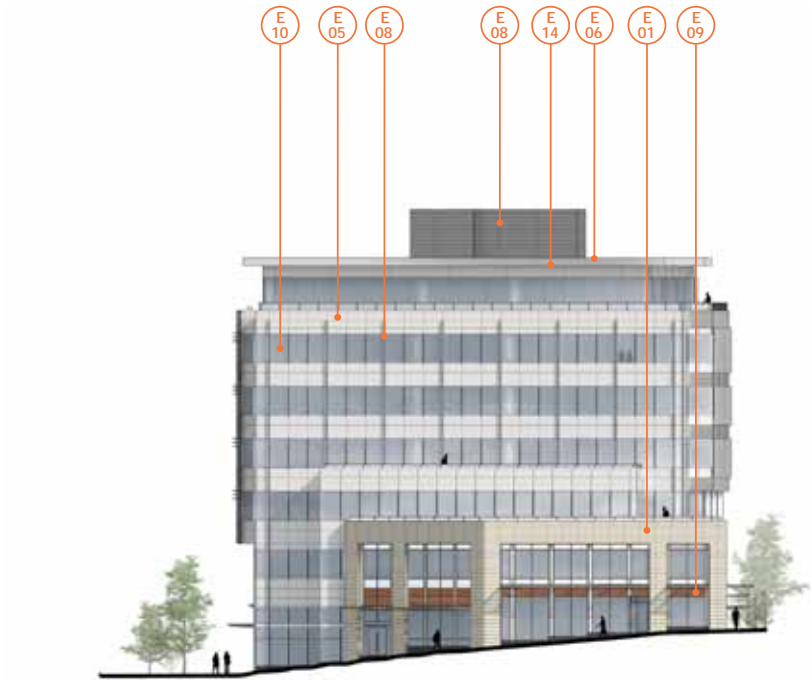
LEGEND

- | | | | |
|--|---|-------------------------------------|-------------------------------|
| (E 01) STONE (BEIGE / OFF-WHITE) | (E 05) METAL PANEL (SILVER GREY) | (E 09) WOOD-TONED RAINSCREEN | (E 13) PATINATED METAL |
| (E 02) BRICK (NORMAN IRON SPOT / SIMILAR) | (E 06) METAL PANEL (PEWTER) | (E 10) VISION GLASS (NEUTRAL TONE) | (E 14) WOOD TONE METAL SOFFIT |
| (E 03) METAL PANEL COLUMN COVER (WARM DARK GREY) | (E 07) METAL DETAILS (MATTE GREY) | (E 11) OPAQUE SPANDREL GLASS (GREY) | |
| (E 04) TERRA COTTA OR ZINC-FINISH METAL PANEL WITH REVEALS | (E 08) METAL DETAILS (DARK GREY METALLIC) | (E 12) FRITTED SPANDREL GLASS | |

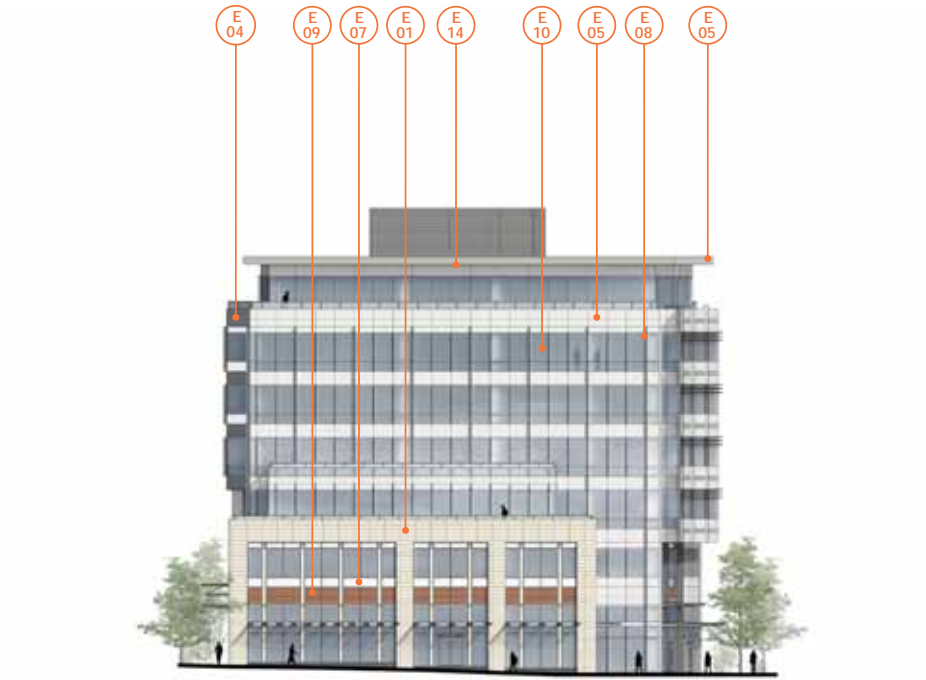
DESIGN CONCEPT | BUILDING E

Elevations

EAST ELEVATION

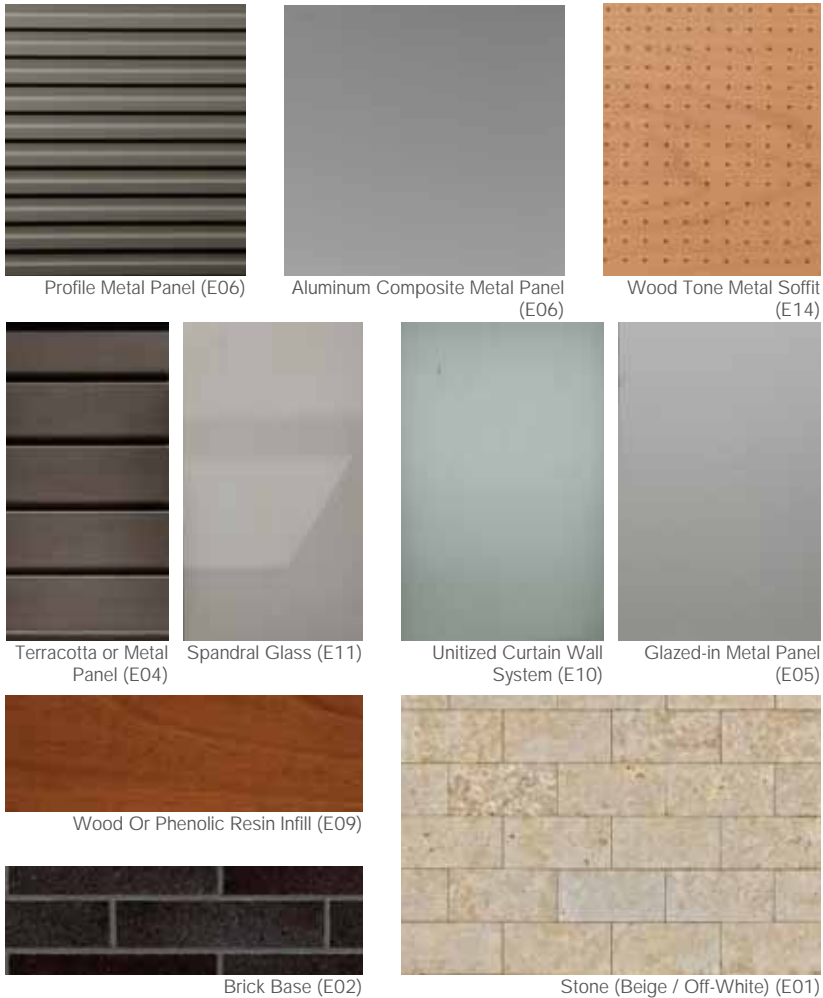


WEST ELEVATION



LEGEND			
E 01	STONE (BEIGE / OFF-WHITE)	E 05	METAL PANEL (SILVER GREY)
E 02	BRICK (NORMAN IRON SPOT / SIMILAR)	E 06	METAL PANEL (PEWTER)
E 03	METAL PANEL COLUMN COVER (WARM DARK GREY)	E 07	METAL DETAILS (MATTE GREY)
E 04	TERRA COTTA OR ZINC-FINISH METAL PANEL WITH REVEALS	E 08	METAL DETAILS (DARK GREY METALLIC)
		E 09	WOOD-TONED RAINSCREEN
		E 10	VISION GLASS (NEUTRAL TONE)
		E 11	OPAQUE SPANDREL GLASS (GREY)
		E 12	FRITTED SPANDREL GLASS
		E 13	PATINATED METAL
		E 14	WOOD TONE METAL SOFFIT

DETAIL ELEVATION NORTH FACADE



Scale: 1/16" = 1'-0"

DESIGN CONCEPT | BUILDING E

Enlarged Elevations

DETAIL ELEVATION NORTH FACADE



Scale: 1/16" = 1'-0"



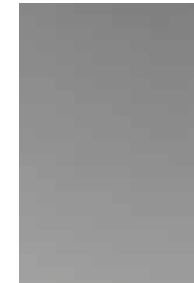
Glazed-in Metal Panel (E05)



Terracotta or Metal Panel (E04)



Patinated Metal (E13)



Metal Fins (E07)



Vision Glass (E10)



Brick (E02)



Stone (E01)



Column Wrap (E03)



Wood Infill (E09)

DETAIL ELEVATION NORTH FACADE



Stone (E01)



Opaque Spandrel Glass (E11)



Glazed-in Metal Panel (E05)



Mullion Color (E08)



Mullion Color (E06)



Brick Base (E02)

- 8" Mullion Cap (E06)
- Vision Glass (E10)
- 4" Mullion Cap (E08)
- Opaque Spandrel Glass (E11)
- Butt Joint, Typ.
- Glazed-in Metal Panel (E05)
- Spandrel Glass (E11)
- Wood Infill or Rainscreen (E09)
- Spandrel Glass (E11)
- Metal Panel Infill (E05)
- Metal and Glass Canopies
- Storefront Window System (E10)
- Stone Cladding (E01)
- Wood Seat and Trellis
- Brick (E02)



Scale: 1/8" = 1'-0"

DESIGN CONCEPT | BUILDING E

Enlarged Elevations

DETAIL ELEVATION SOUTH FACADE



- E 06 Profile Metal Panel
- E 06 Metal Panel Eyebrow
- E 09 Metal Panel Soffit
- E 10 Vision Glass
- E 08 Metal Panel
- E 07 Vertical Fins
- E 12 Fritted Spandrel Glass
- E 08 Sunshades
- E 11 Spandrel Glass
- E 08 Metal Panel Column Cover
- E 09 Wood Infill

Scale: 1/16" = 1'-0"



DETAIL ELEVATION SOUTH FACADE



- Vertical Fin (E07)
- Sunshades (E08)
- Vision Glass (E10)
- Fritted Spandrel Glass (E12)
- Glazed-in Metal Panel (E05)
- Metal Panel Infill (E05)
- Vision Glass (E10)
- Opaque Spandrel Glass (E11)
- Wood Panels (E09)
- Louver Band (E06)
- Glazed-in Metal Panel (E05)
- Column Cover (Metal Panel) (E06)
- Glass and Steel Canopy (E06)



Scale: 1/8" = 1'-0"

DESIGN CONCEPT | BUILDING E

Perspectives

SOUTHEAST PERSPECTIVE



DESIGN CONCEPT | BUILDING F

Overview

LOCATOR MAP



SUMMARY - BUILDING F MATERIALS

The base of Building F utilizes a variety of building materials, including natural stone, precast, brick and patinated metal panel as well as accents of wood rainscreen to create a rich textural experience. Neutral low-e glass will ensure visibility into retail spaces, and as in Building E, the tenants will be able to tailor their storefront to their requirements, which likely will include operable walls or windows, and custom canopies and signage.

The tower is comprised of curtainwall incorporating several metal panel colors in off white to light gray along with opaque and fritted spandrel glass, and contrasting fins and mullion extensions. As with Building E, the roofline is defined by an overhang with a wood look soffit, and is capped with a darker color metal panel roof screen.



PERSPECTIVE FROM SOUTH PARKING LOT TOWARD BUILDING F (PHASE 1 SHOWN)



DESIGN CONCEPT | BUILDING F

Materials and Finishes Palette

BUILDING F PODIUM



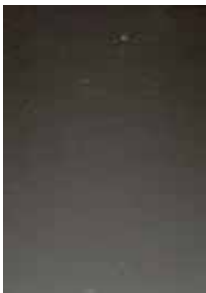
F 09 TEXTURED RAINSCREEN



F 01 PRECAST CONCRETE



F 08 PAINTED METAL



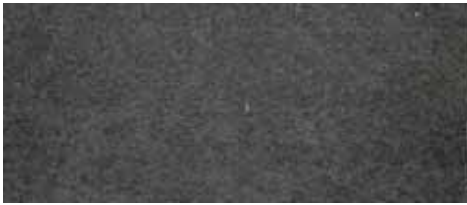
F 10 METAL DETAILS



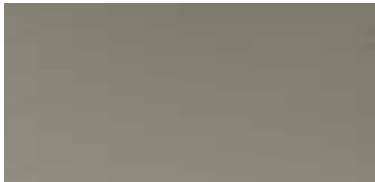
F 05 CMU



F 02 PRECAST CONCRETE



F 06 CEMENT RAINSCREEN



F 11 METAL DETAILS



F 03 STONE



F 04 BRICK



F 09 WOOD RAINSCREEN

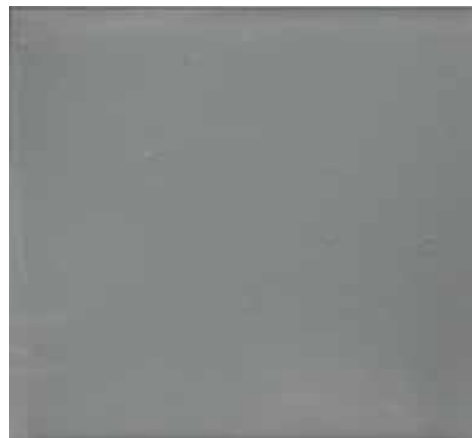
BUILDING F TOWER



F 17 FRITTED SPANDREL GLASS

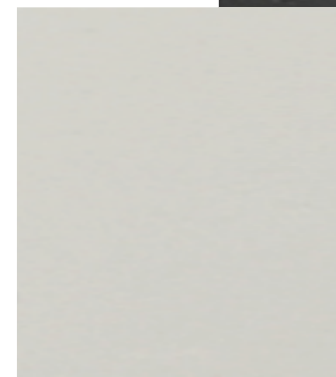


F 16 VISION GLASS



F 18 OPAQUE SPANDREL GLASS

F 14 METAL DETAILS



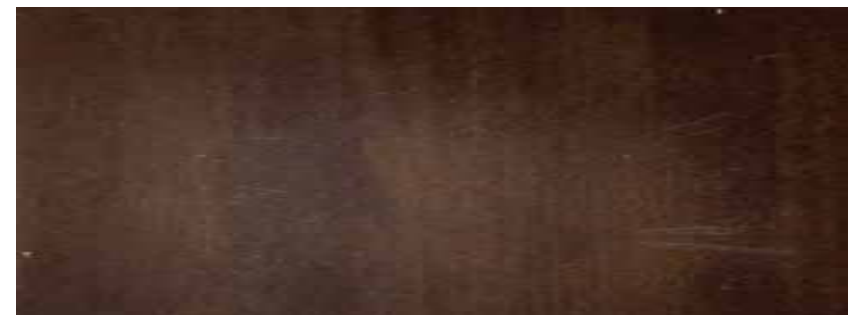
F 13 METAL PANEL



F 15 METAL SOFFIT



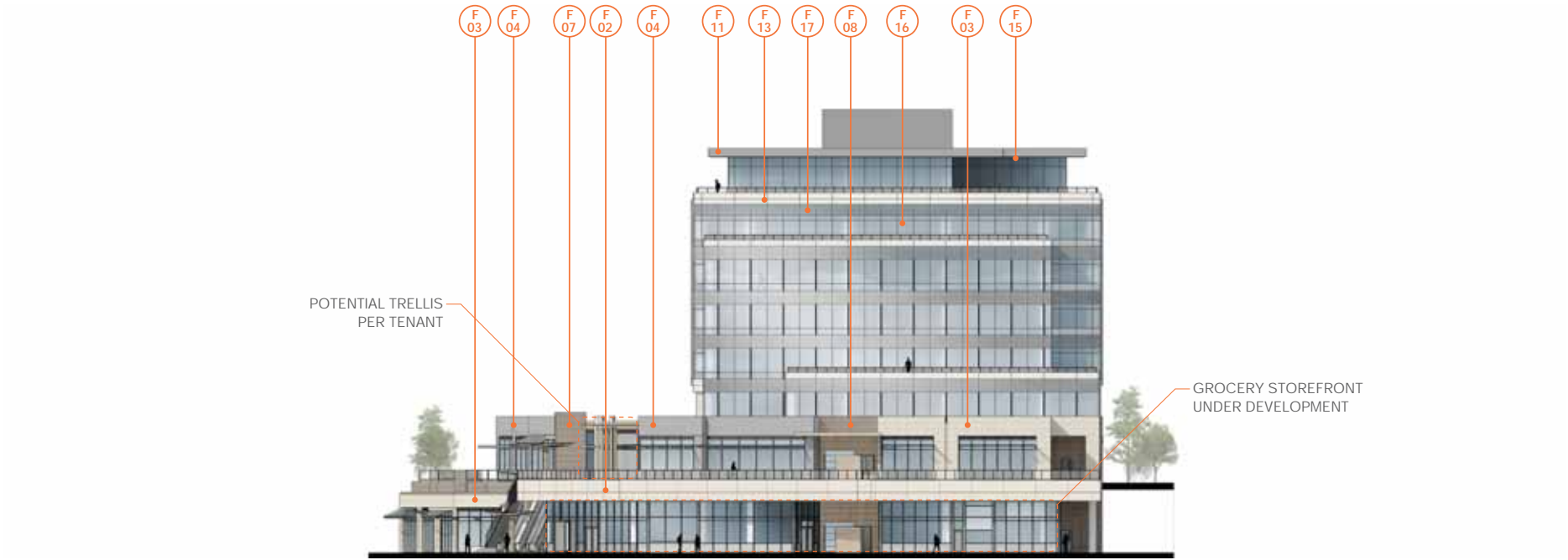
F 12 METAL PANEL



F 07 PATINATED METAL

DESIGN CONCEPT | BUILDING F
Elevations

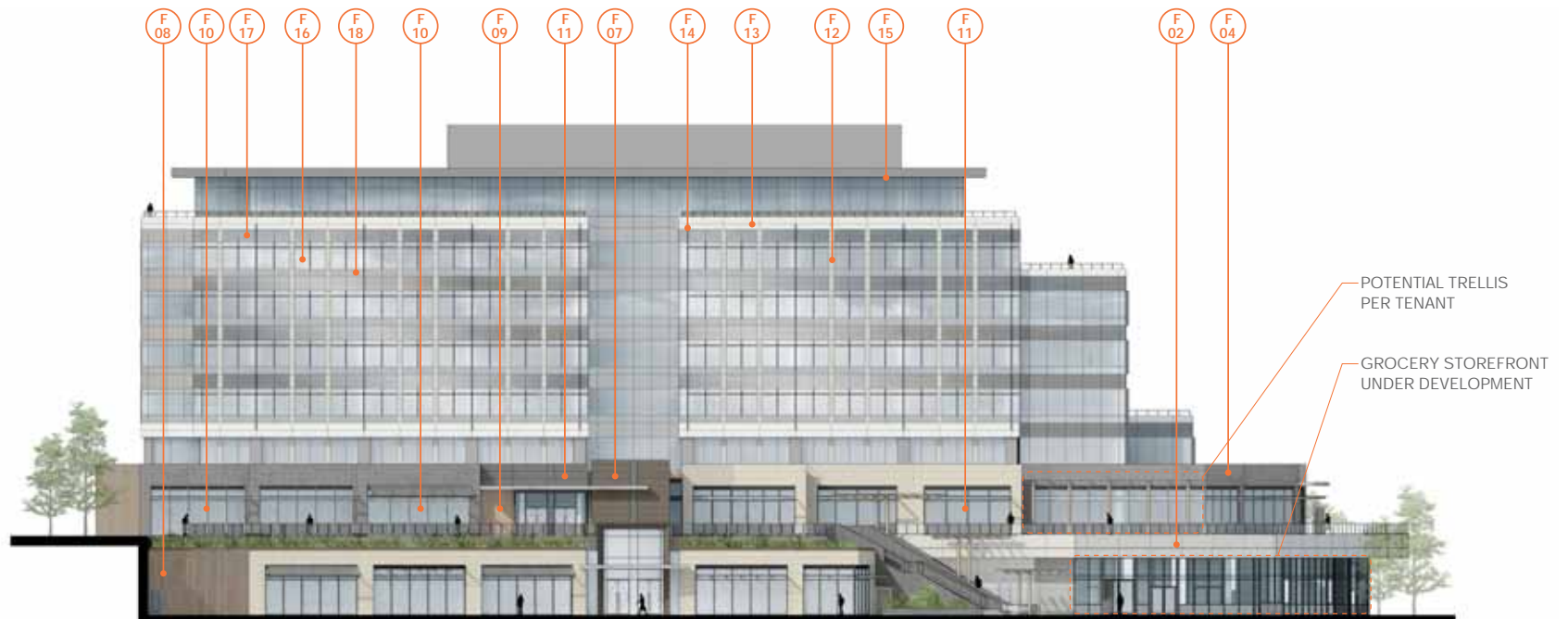
WEST ELEVATION



LEGEND

F 01	PRECAST CONCRETE (GREY)	F 06	TEXTURED CEMENT RAINSCREEN	F 11	METAL DETAILS (MEDIUM GREY)	F 16	VISION GLASS (NEUTRAL TONE)
F 02	PRECAST CONCRETE (OFF-WHITE)	F 07	PATINATED METAL (DEEP BROWN)	F 12	METAL PANEL (WARM LIGHT GREY)	F 17	FRITTED SPANDREL GLASS
F 03	STONE (BEIGE / OFF-WHITE)	F 08	PATINATED METAL (RUSTICATED FINISH)	F 13	METAL PANEL (OFF-WHITE)	F 18	OPAQUE SPANDREL GLASS (GREY)
F 04	BRICK (IRON SPOT)	F 09	WOOD RAINSCREEN	F 14	METAL DETAILS (GUNMETAL GREY)		
F 05	TEXTURED GREY CMU	F 10	METAL DETAILS (CHAMPAGNE TONE)	F 15	WOOD TONE METAL SOFFIT		

NORTH ELEVATION

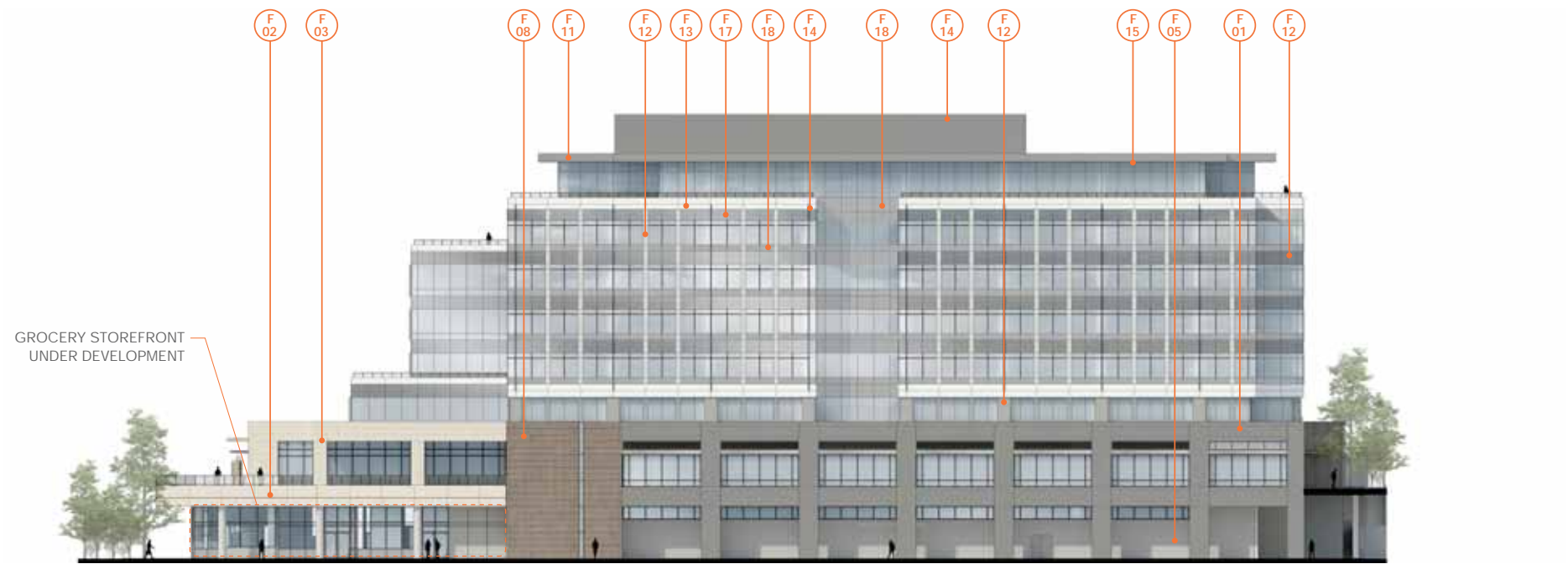


LEGEND

(F 01) PRECAST CONCRETE (GREY)	(F 06) TEXTURED CEMENT RAINSCREEN	(F 11) METAL DETAILS (MEDIUM GREY)	(F 16) VISION GLASS (NEUTRAL TONE)
(F 02) PRECAST CONCRETE (OFF-WHITE)	(F 07) PATINATED METAL (DEEP BROWN)	(F 12) METAL PANEL (WARM LIGHT GREY)	(F 17) FRITTED SPANDREL GLASS
(F 03) STONE (BEIGE / OFF-WHITE)	(F 08) PATINATED METAL (RUSTICATED FINISH)	(F 13) METAL PANEL (OFF-WHITE)	(F 18) OPAQUE SPANDREL GLASS (GREY)
(F 04) BRICK (IRON SPOT)	(F 09) WOOD RAINSCREEN	(F 14) METAL DETAILS (GUNMETAL GREY)	
(F 05) TEXTURED GREY CMU	(F 10) METAL DETAILS (CHAMPAGNE TONE)	(F 15) WOOD TONE METAL SOFFIT	

DESIGN CONCEPT | BUILDING F
Elevations

SOUTH ELEVATION



LEGEND

F 01

PRECAST CONCRETE (GREY)

F 02

PRECAST CONCRETE (OFF-WHITE)

F 03

STONE (BEIGE / OFF-WHITE)

F 04

BRICK (IRON SPOT)

F 05

TEXTURED GREY CMU

F 06

TEXTURED CEMENT RAINSCREEN

F 07

PATINATED METAL (DEEP BROWN)

F 08

PATINATED METAL (RUSTICATED FINISH)

F 09

WOOD RAINSCREEN

F 10

METAL DETAILS (CHAMPAGNE TONE)

F 11

METAL DETAILS (MEDIUM GREY)

F 12

METAL PANEL (WARM LIGHT GREY)

F 13

METAL PANEL (OFF-WHITE)

F 14

METAL DETAILS (GUNMETAL GREY)

F 15

WOOD TONE METAL SOFFIT

F 16

VISION GLASS (NEUTRAL TONE)

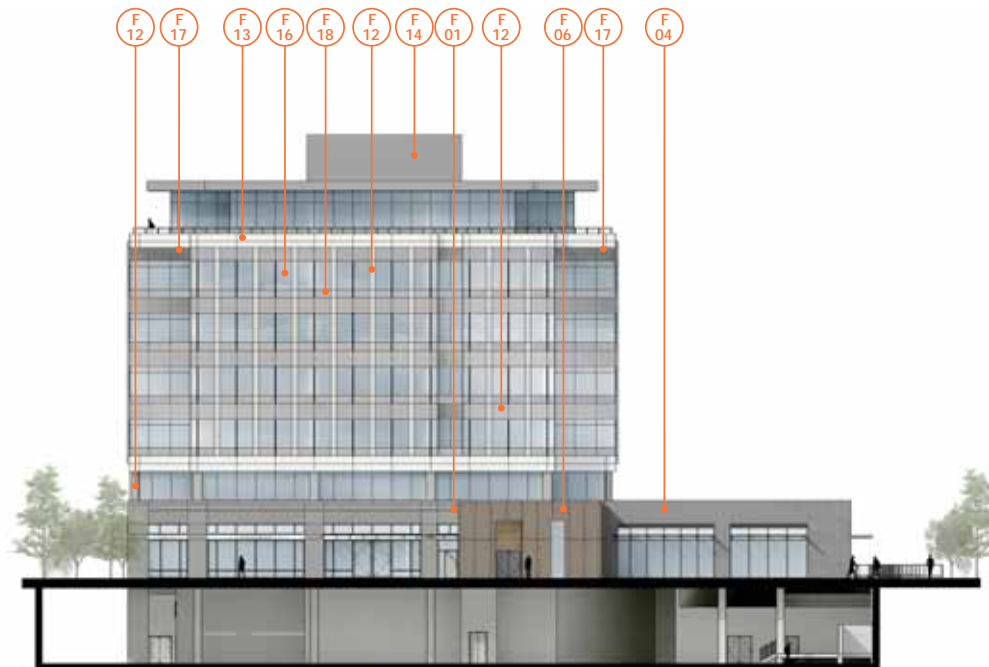
F 17

FRITTED SPANDREL GLASS

F 18

OPAQUE SPANDREL GLASS (GREY)

EAST ELEVATION



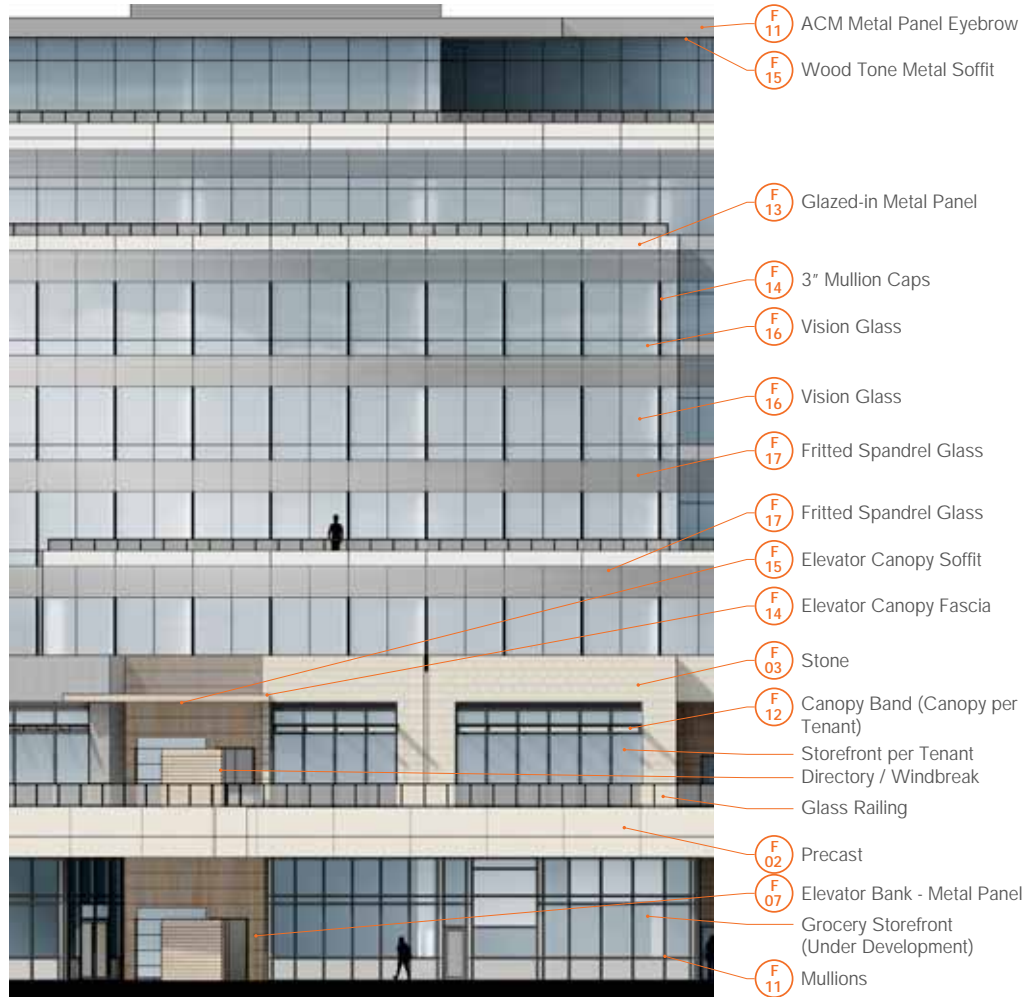
LEGEND

F 01 PRECAST CONCRETE (GREY)	F 06 TEXTURED CEMENT RAINSCREEN	F 11 METAL DETAILS (MEDIUM GREY)	F 16 VISION GLASS (NEUTRAL TONE)
F 02 PRECAST CONCRETE (OFF-WHITE)	F 07 PATINATED METAL (DEEP BROWN)	F 12 METAL PANEL (WARM LIGHT GREY)	F 17 FRITTED SPANDREL GLASS
F 03 STONE (BEIGE / OFF-WHITE)	F 08 PATINATED METAL (RUSTICATED FINISH)	F 13 METAL PANEL (OFF-WHITE)	F 18 OPAQUE SPANDREL GLASS (GREY)
F 04 BRICK (IRON SPOT)	F 09 WOOD RAINSCREEN	F 14 METAL DETAILS (GUNMETAL GREY)	
F 05 TEXTURED GREY CMU	F 10 METAL DETAILS (CHAMPAGNE TONE)	F 15 WOOD TONE METAL SOFFIT	

DESIGN CONCEPT | BUILDING F

Enlarged Elevations

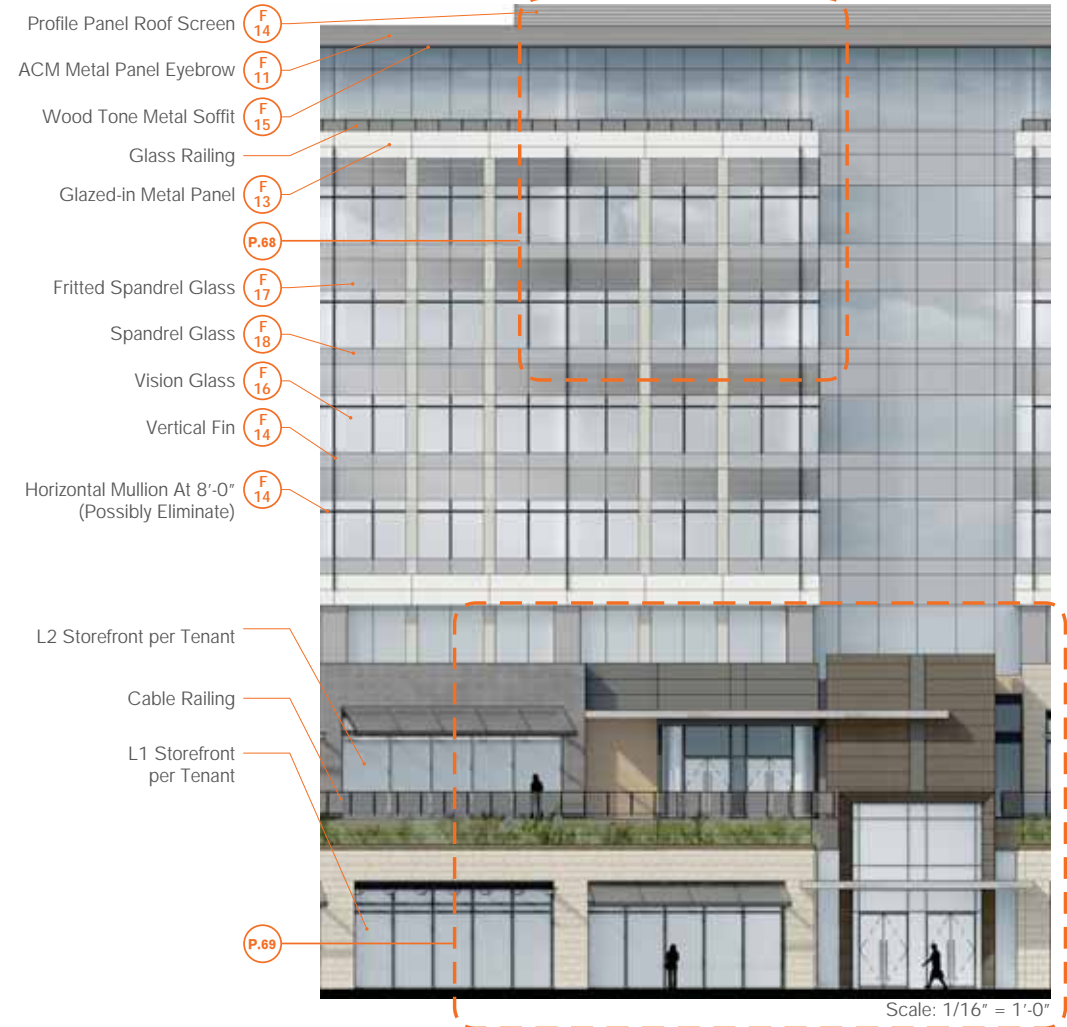
DETAIL ELEVATION WEST FACADE



Scale: 1/16" = 1'-0"



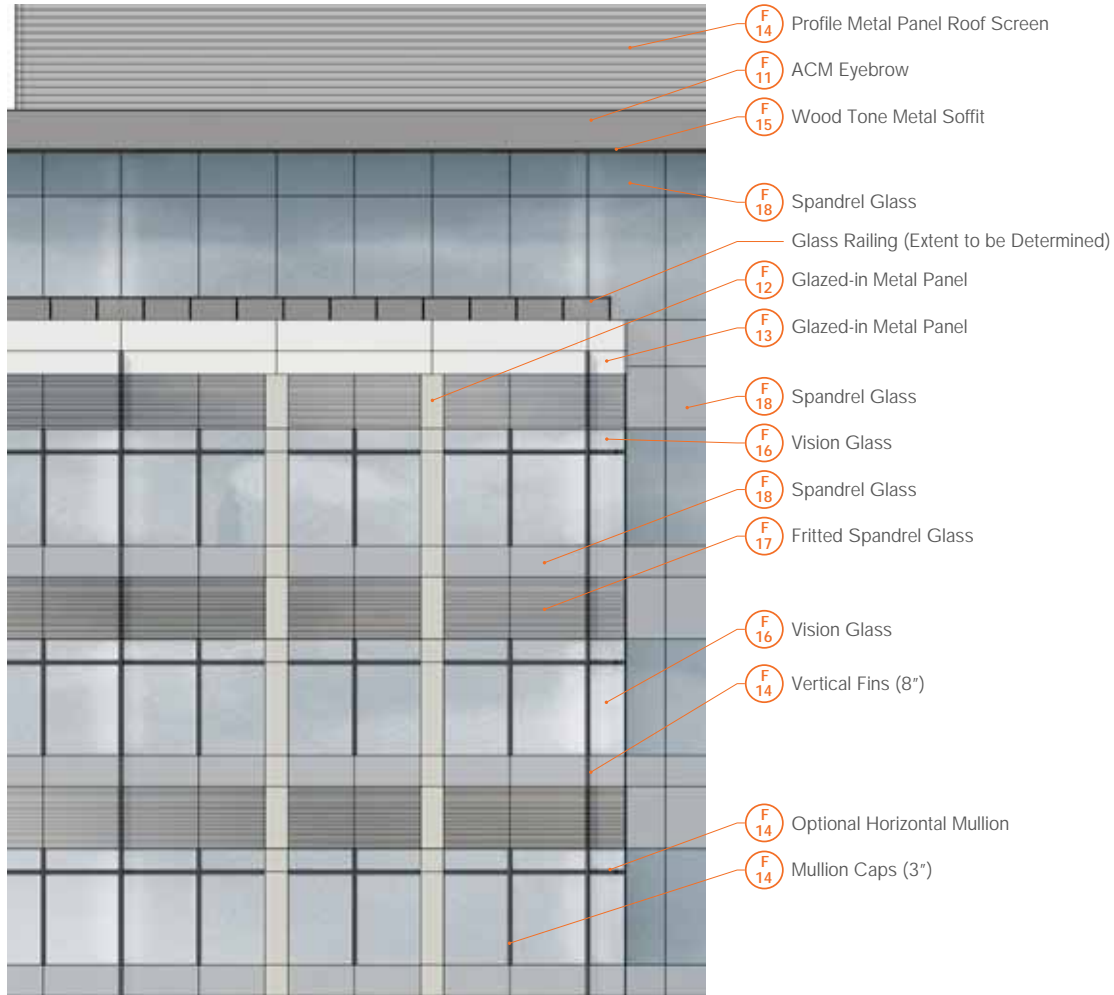
DETAIL ELEVATION NORTH FACADE



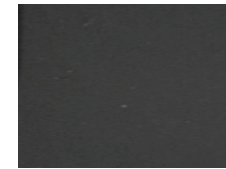
DESIGN CONCEPT | BUILDING F

Enlarged Elevations

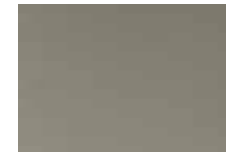
DETAIL ELEVATION NORTH FACADE



Scale: 1/8" = 1'-0"



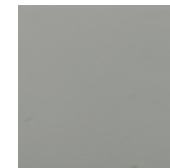
Profile Metal Panel (F14)



ACM Panel (F11)



Wood Tone Metal Soffit (F15)



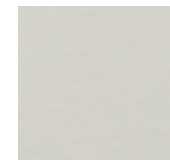
Glazed-in Metal Panel (F12)



Fritted Spandrel Glass (F17)



Spandrel Glass (F18)



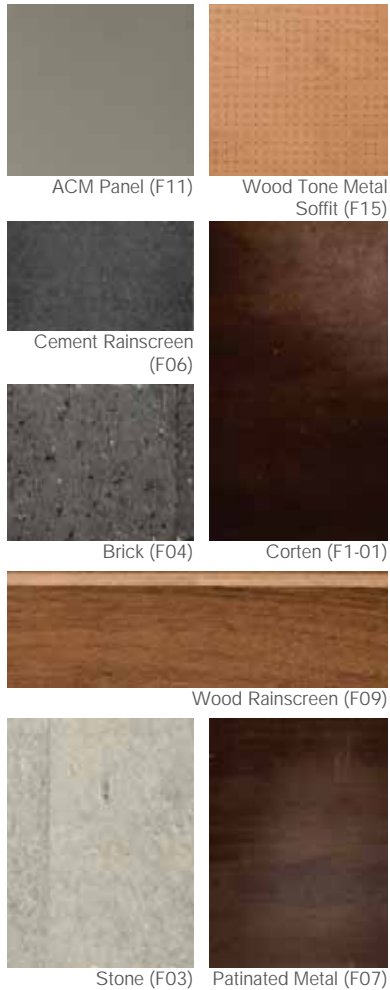
Glazed-in Metal Panel (F13)



Vision Glass (F16)



DETAIL ELEVATION NORTH FACADE



- Patinated Metal Panel (F07)
- ACM Column Covers (F12)
- ACM Panel (F10)
- Metal Panel Fascia (F15)
- Solid Canopy (F14)
- Wood Soffit (F09)
- Brick (F04)
- Canopy / Storefront per Tenant
- L2 Office Entry
- Wood Rainscreen (F09)
- Cement Composite Rainscreen (F06)
- Cable Railing
- Corten/Patinated Metal Panel (F101)
- Stone (F03)
- Canopy / Storefront per Tenant
- Solid Canopy with Metal Panel Fascia (F15)
- Solid Canopy with Wood Soffit (F14)
- Patinated Metal Panel (F07)



Scale: 1/8" = 1'-0"

DESIGN CONCEPT | BUILDING F

Perspectives

VIEW TOWARD ESCALATOR AT NORTH FACADE OF BUILDING F



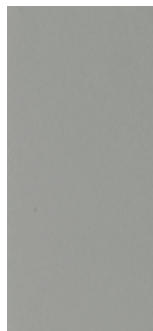
DETAIL ELEVATION NORTH FACADE



Brick (F04)



Wood Rainscreen (F09)



Metal Panel (F12)



Vision Glass (F16)



Precast (F02)



Stone (F03)

- Stone (F03)
- Steel Canopy Structure with Wood Accents
- Cable Railing
- Precast / Cast-in-place (F01)

- Precast (F02)
- Stone (F03)
- Colored Plaster Soffit
- Precast (Potential Artwall Installation) (F02)
- Metal Panel (F12)

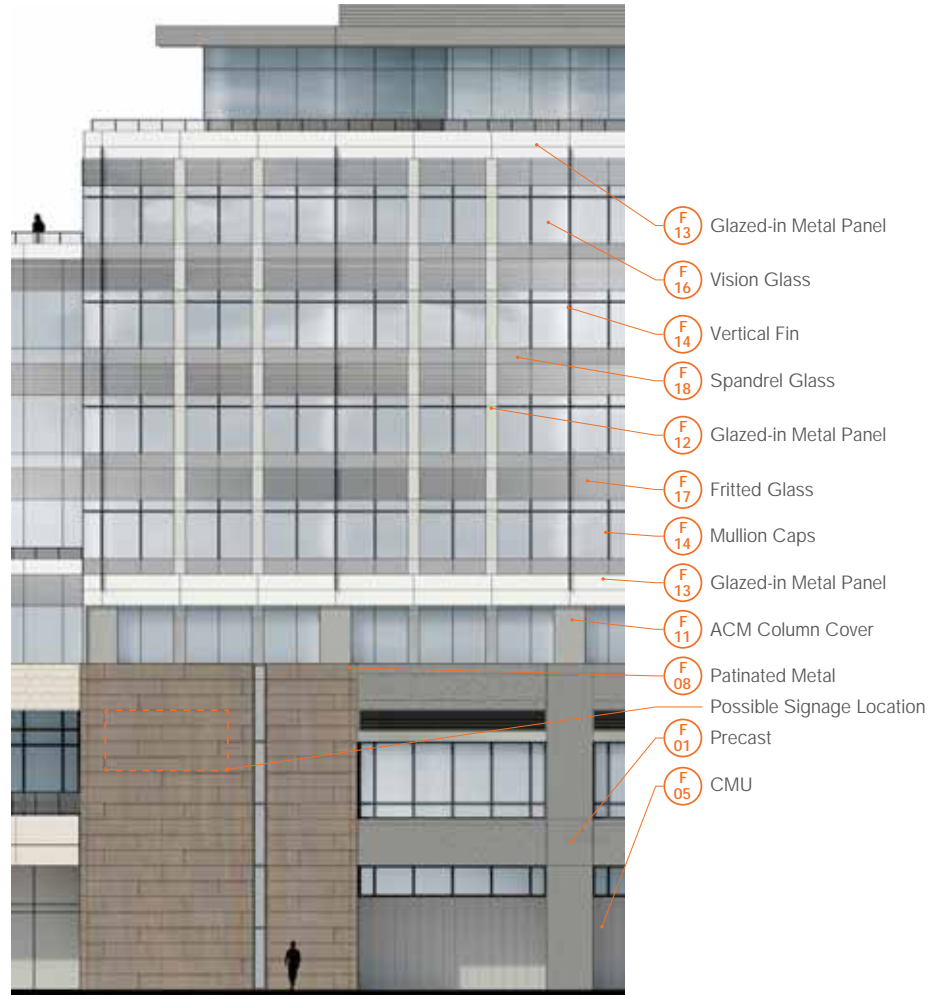


Scale: 1/8" = 1'-0"

DESIGN CONCEPT | BUILDING F

Enlarged Elevations

DETAIL ELEVATION SOUTH FACADE



Scale: 1/16" = 1'-0"



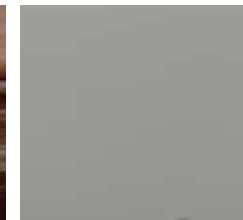
Fritted Spandrel Glass (F17)



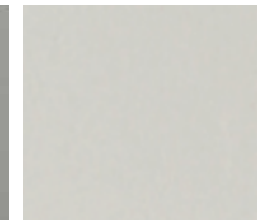
Opaque Spandrel Glass (F18)



Feature Wall - Metal Panel (F08)



Glazed-in Metal Panel (F12)



Glazed-in Metal Panel (F13)

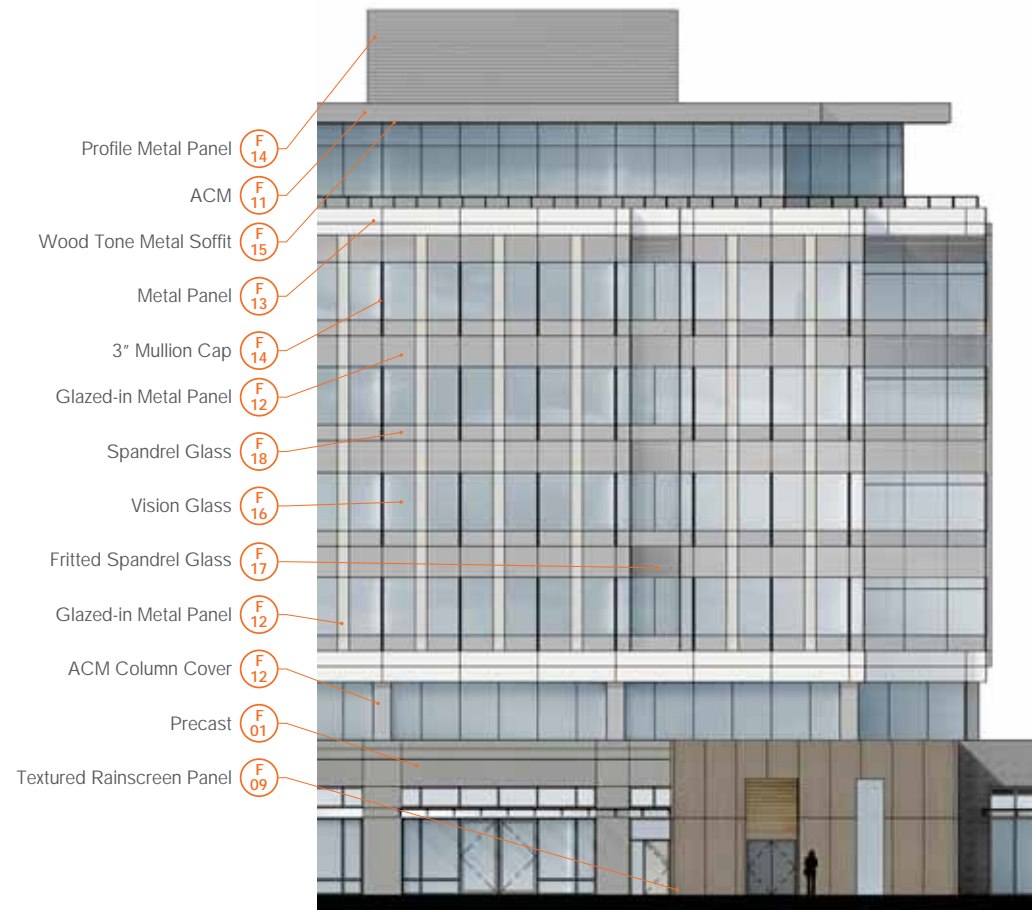
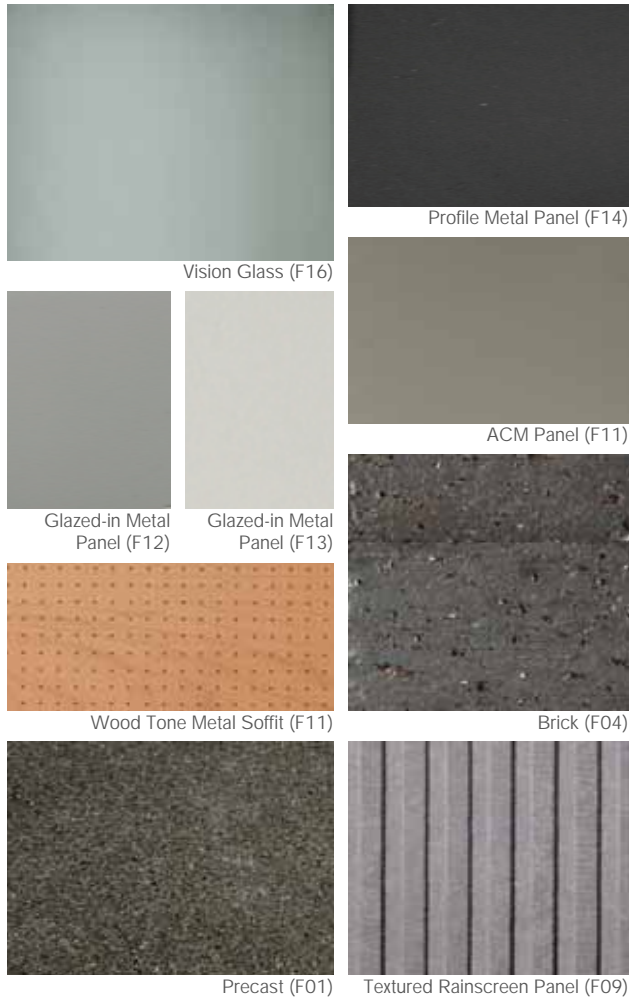


CMU (F05)



Precast (F01)

DETAIL ELEVATION EAST FACADE



Scale: 1/16" = 1'-0"

DESIGN CONCEPT | BUILDING F

Perspectives

NORTHWEST PERSPECTIVE



DESIGN CONCEPT | BUILDINGS B, G, AND F1

Materials and Finishes Palette

AUXILIARY RETAIL BUILDINGS AND SITE FEATURES



F1 01 CORTEN PLANTER WALL



F1 02 CORTEN SCREEN WALL



B 01 PATINATED METAL PANEL RAINSCREEN

G 01 PATINATED METAL PANEL RAINSCREEN



B 06 VISION GLASS

G 06 VISION GLASS



B 04 METAL TRIM FASCIA/MULLION

G 04 METAL TRIM FASCIA/MULLION



B 02 WOOD RAINSCREEN

B 05 WOOD COLUMNS

G 02 WOOD RAINSCREEN

DESIGN CONCEPT | BUILDING F1 + GRAND STAIR

Overview

SUMMARY - BUILDING F1 MATERIALS

Building F1, and the adjoining vertical circulation elements utilize materials from the palette established by Buildings E and F and the site paving and seating components. Neutral color low-e glass, grey metal panel, and light colored precast combine with natural wood and Corten steel planters to weave these elements into the fabric of the project.

The tapering garage wall leading into the project along the sloped entry drive from Central Way is clad with perforated sheets of Corten steel to act as a floating screen in front of the concrete garage wall, adding texture and richness to the entry experience.

LOCATOR MAP



DESIGN CONCEPT | BUILDING F
Elevations

WEST ELEVATION



LEGEND			
01 CONCRETE WALL	B 04 METAL PANEL	F 09 WOOD BLEACHERS	F 01 CORTEN SHEET PLANTER
02 CABLE RAILING	B 04 MULLIONS	F 02 PRECAST	F 02 PERFORATED CORTEN SCREEN WALL (CONCRETE BEHIND)
03 GLASS RAILING	B 06 VISION GLASS		

AERIAL PERSPECTIVE VIEW OF BUILDING F1 AND GRAND STAIR



DESIGN CONCEPT | BUILDING G

Overview

LOCATOR MAP



SUMMARY - BUILDING G MATERIALS

Building G is a retail pavilion with extensive glass and a combination of real wood rain screen façade and patinated metal panel along with detail elements in gun metal gray finish. The columns will be a combination of wood and steel, and support a large overhanging green roof clad with wood soffit material, finished to match or compliment the siding. The natural wood siding and soffit is used where it will receive protection from the elements and provide the building users with an authentic experience of natural material in the areas of highest use. The patinated metal will provide a counter point to the wood, and a more maintenance free exterior finish at exposed areas. The protective finish used on the wood, and the tone of the patinated metal will be slightly different between Buildings B and G.

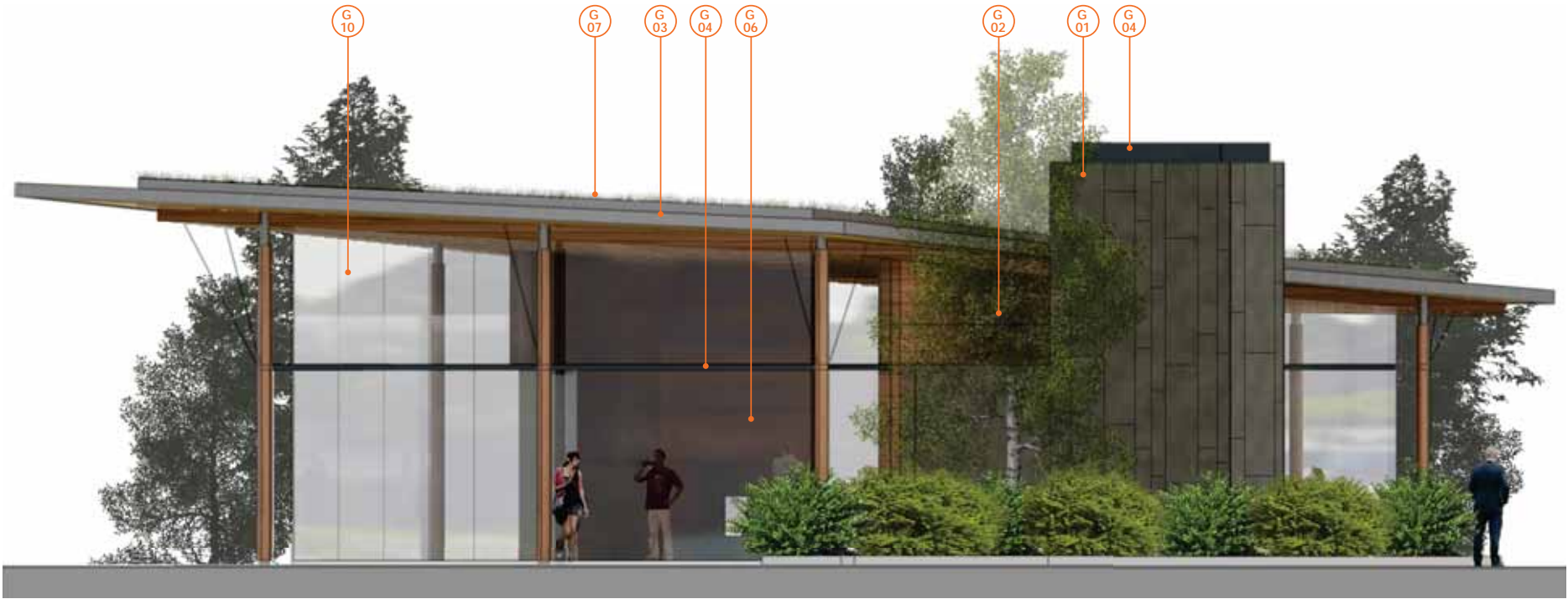


PERSPECTIVE LOOKING NORTHWEST TOWARD BUILDING G



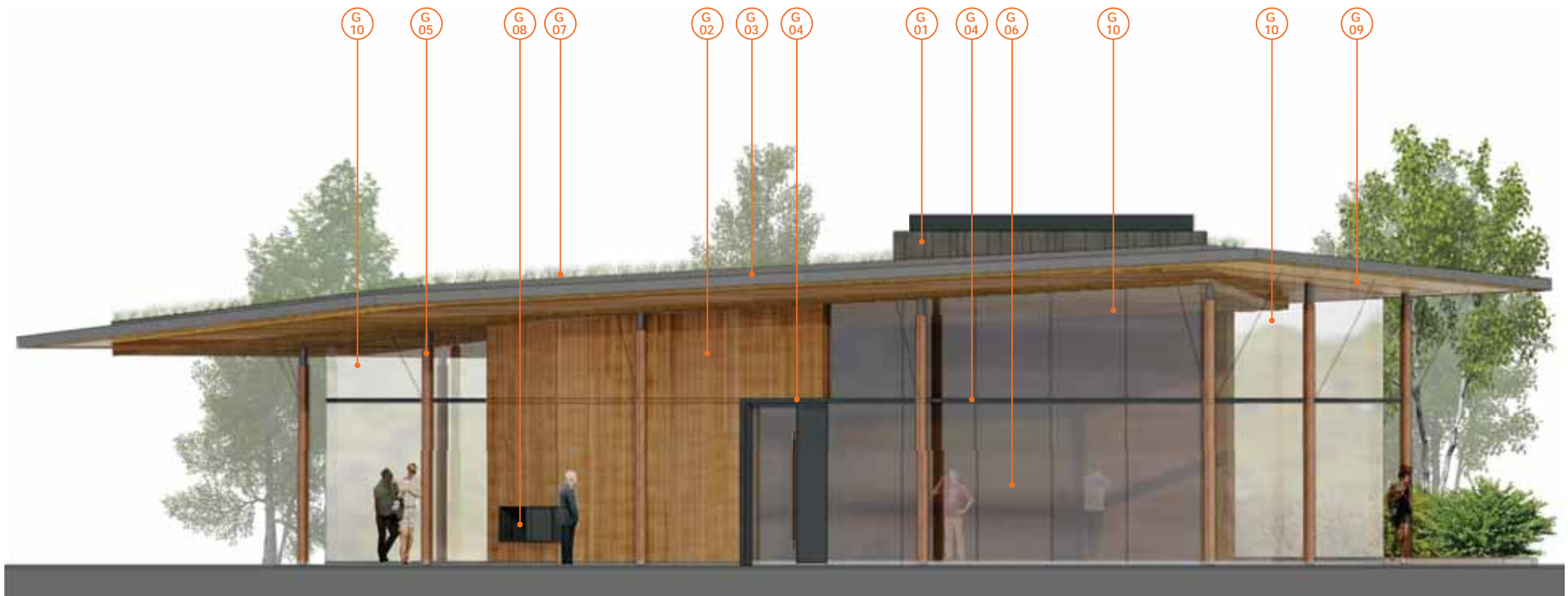
DESIGN CONCEPT | BUILDING G
Elevations

NORTH ELEVATION



LEGEND			
<div>G 01</div> PATINATED METAL PANEL RAINSCREEN	<div>G 04</div> METAL TRIM FASCIA / MULLION	<div>G 07</div> GREEN ROOF	<div>G 09</div> WOOD SOFFIT
<div>G 02</div> WOOD RAINSCREEN	<div>G 05</div> WOOD COLUMNS	<div>G 08</div> FIREPLACE	<div>G 10</div> EXTENT OF GLAZING AT UPPER BAND TO BE CONFIRMED
<div>G 03</div> METAL PANEL (MEDIUM GREY)	<div>G 06</div> VISION GLASS (NEUTRAL TONE)		

EAST ELEVATION



LEGEND

- | | | | |
|---|------------------------------------|-------------------|--|
| (G 01) PATINATED METAL PANEL RAINSCREEN | (G 04) METAL TRIM FASCIA / MULLION | (G 07) GREEN ROOF | (G 09) WOOD SOFFIT |
| (G 02) WOOD RAINSCREEN | (G 05) WOOD COLUMNS | (G 08) FIREPLACE | (G 10) EXTENT OF GLAZING AT UPPER BAND TO BE CONFIRMED |
| (G 03) METAL PANEL (MEDIUM GREY) | (G 06) VISION GLASS (NEUTRAL TONE) | | |

DESIGN CONCEPT | BUILDING G
Elevations

SOUTH ELEVATION



LEGEND			
G 01	PATINATED METAL PANEL RAINSCREEN	G 04	METAL TRIM FASCIA / MULLION
G 02	WOOD RAINSCREEN	G 05	WOOD COLUMNS
G 03	METAL PANEL (MEDIUM GREY)	G 06	VISION GLASS (NEUTRAL TONE)
		G 07	GREEN ROOF
		G 08	FIREPLACE
		G 09	WOOD SOFFIT
		G 10	EXTENT OF GLAZING AT UPPER BAND TO BE CONFIRMED

WEST ELEVATION



LEGEND

- | | | | |
|---------------------------------------|----------------------------------|-----------------|--|
| G 01 PATINATED METAL PANEL RAINSCREEN | G 04 METAL TRIM FASCIA / MULLION | G 07 GREEN ROOF | G 09 WOOD SOFFIT |
| G 02 WOOD RAINSCREEN | G 05 WOOD COLUMNS | G 08 FIREPLACE | G 10 EXTENT OF GLAZING AT UPPER BAND TO BE CONFIRMED |
| G 03 METAL PANEL (MEDIUM GREY) | G 06 VISION GLASS (NEUTRAL TONE) | | |

DESIGN CONCEPT | BUILDING B

Overview

LOCATOR MAP



SUMMARY - BUILDING B MATERIALS

Building B is another free standing retail pavilion which also employs extensive glass and a combination of real wood rain screen façade and patinated metal panel along with detail elements in gun metal gray finish. The columns will be a combination of wood and steel, and support a large overhanging green roof clad with wood soffit material, finished to match or compliment the siding. The natural wood siding and soffit is used where it will receive protection from the elements and provide the building users with an authentic experience of natural material in the areas of highest use. The patinated metal will provide a counter point to the wood, and a more maintenance free exterior finish at exposed areas.



PERSPECTIVE LOOKING EAST TOWARD BUILDING B



DESIGN CONCEPT | BUILDING B

Elevations

NORTH ELEVATION



LEGEND		
<div>B01</div> <div>PATINATED METAL PANEL RAINSCREEN</div>	<div>B04</div> <div>METAL TRIM FASCIA / MULLION</div>	<div>B07</div> <div>GREEN ROOF</div>
<div>B02</div> <div>WOOD RAINSCREEN</div>	<div>B05</div> <div>WOOD COLUMNS</div>	<div>B08</div> <div>WOOD SOFFIT</div>
<div>B03</div> <div>METAL PANEL (MEDIUM GREY)</div>	<div>B06</div> <div>VISION GLASS (NEUTRAL TONE)</div>	<div>B09</div> <div>EXTENT OF GLAZING AT UPPER BAND TO BE CONFIRMED</div>

EAST ELEVATION



LEGEND

- | | | |
|---------------------------------------|----------------------------------|--|
| B 01 PATINATED METAL PANEL RAINSCREEN | B 04 METAL TRIM FASCIA / MULLION | B 07 GREEN ROOF |
| B 02 WOOD RAINSCREEN | B 05 WOOD COLUMNS | B 08 WOOD SOFFIT |
| B 03 METAL PANEL (MEDIUM GREY) | B 06 VISION GLASS (NEUTRAL TONE) | B 09 EXTENT OF GLAZING AT UPPER BAND TO BE CONFIRMED |

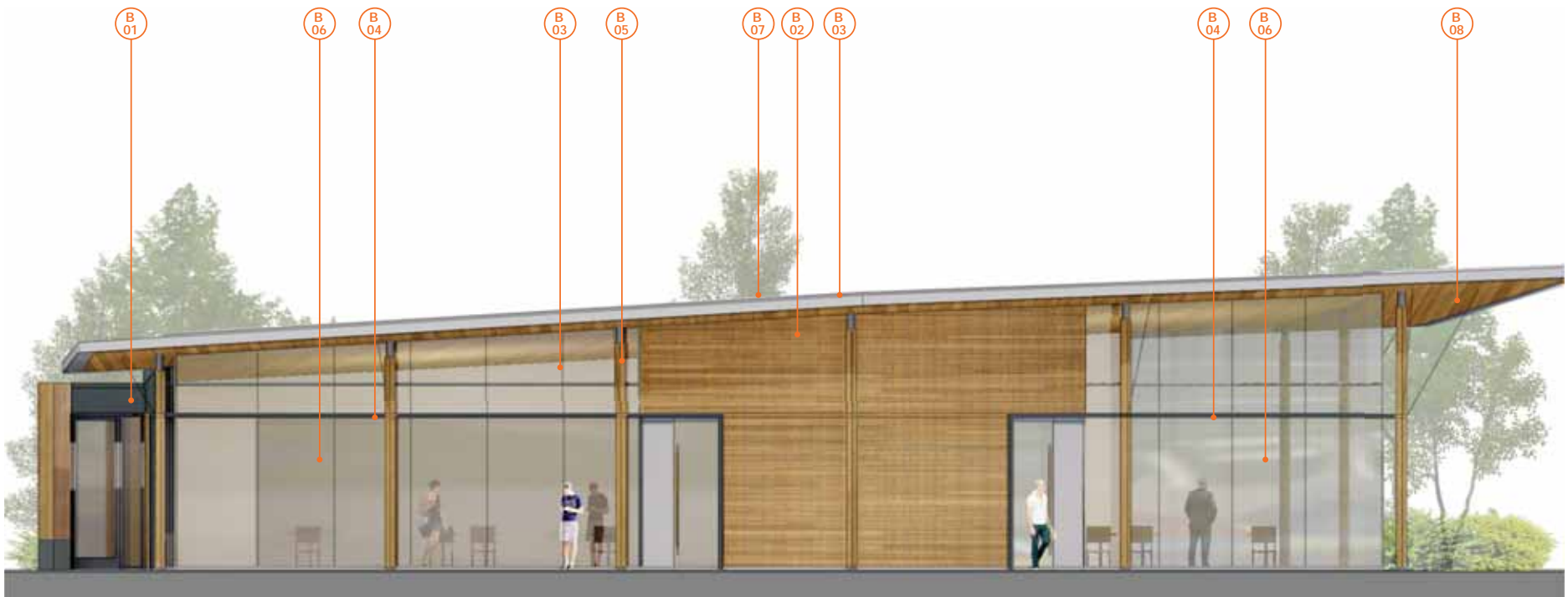
DESIGN CONCEPT | BUILDING B Elevations

SOUTH ELEVATION



LEGEND		
<div>B01</div> <div>PATINATED METAL PANEL RAINSCREEN</div>	<div>B04</div> <div>METAL TRIM FASCIA / MULLION</div>	<div>B07</div> <div>GREEN ROOF</div>
<div>B02</div> <div>WOOD RAINSCREEN</div>	<div>B05</div> <div>WOOD COLUMNS</div>	<div>B08</div> <div>WOOD SOFFIT</div>
<div>B03</div> <div>METAL PANEL (MEDIUM GREY)</div>	<div>B06</div> <div>VISION GLASS (NEUTRAL TONE)</div>	<div>B09</div> <div>EXTENT OF GLAZING AT UPPER BAND TO BE CONFIRMED</div>

WEST ELEVATION



LEGEND

- | | | |
|---------------------------------------|----------------------------------|--|
| B 01 PATINATED METAL PANEL RAINSCREEN | B 04 METAL TRIM FASCIA / MULLION | B 07 GREEN ROOF |
| B 02 WOOD RAINSCREEN | B 05 WOOD COLUMNS | B 08 WOOD SOFFIT |
| B 03 METAL PANEL (MEDIUM GREY) | B 06 VISION GLASS (NEUTRAL TONE) | B 09 EXTENT OF GLAZING AT UPPER BAND TO BE CONFIRMED |



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